

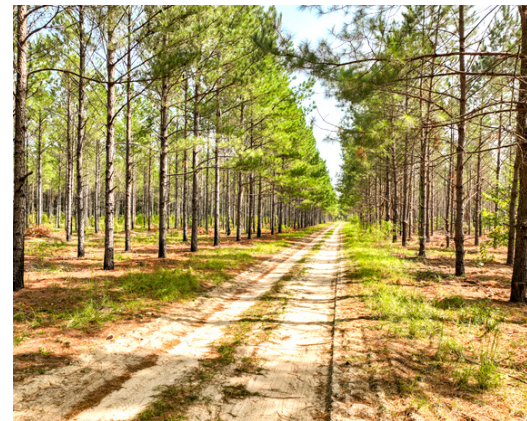


## BULL POND ROAD TRACT

ALLENDALE COUNTY, SC

535.76 +/- ACRES

\$2,300,000



### PROPERTY DESCRIPTION

The Bull Pond Road Tract is located 5 miles south of Allendale, SC, just off Bluff Road. This area of the county is well known for high-end recreational properties and tracts of this size are rarely available, this offering is no exception.

The Bull Pond offering consists of highly productive soils, much of which were productive agriculture fields before being planted in genetically improved loblolly pine. Stands consist of 145 acres of pre-merchantable MCP's and 228 acres of once thinned loblolly pine. The varying age classes range from merchantable 2008 plantations through pre-merch 2019; these staggered age classes will provide generous revenue streams with the continuation of good forestry management.

The heavily forested property does not lack diversity; with 150 acres of interspersed hardwoods, there is sufficient hardwood mast for deer and turkey, and a bold stream providing a natural water source and travel corridor. Improvements include a 1,100 square foot lodge with 3 bedrooms and 2 bathrooms and a 30 x 60 pole barn with 5 spacious bays. The internal road system is in excellent condition and offers access to the entire property.

This region of Allendale County is game-rich and the Bull Pond Road Tract is an excellent example of it with a great layout for wildlife management. There are several well-established food plots making this a turn-key property with very little deferred maintenance. This property offering is well positioned to provide for multiple applications including timber investment, outdoor recreational pursuits, or even a permanent residence in a quiet rural setting.



## PROPERTY FEATURES:

- Merchantable Timber
- Gated Entrance
- Internal Road System
- 1100 Sqft. Heated and Cooled Lodge
- 30x60 Pole Barn with 5 Bays
- Well, Septic & Electric Onsite

## DIRECTIONS

From Allendale, take Highway 301, and turn south on Bluff Road. Travel for 3.75 miles to Bull Pond Road. Turn left and travel for 1 miles. You will arrive at the gate.



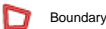
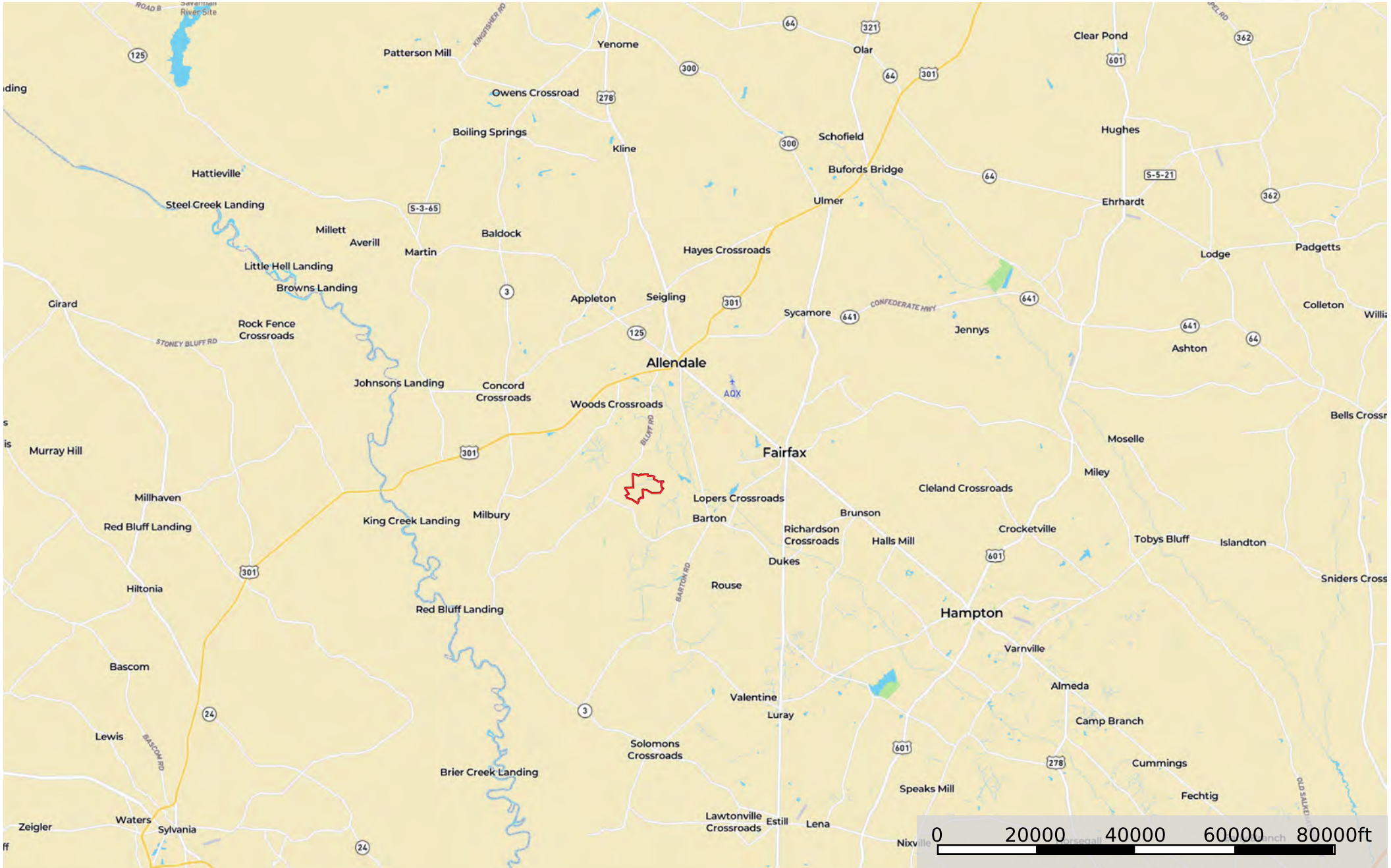
## CONTACT

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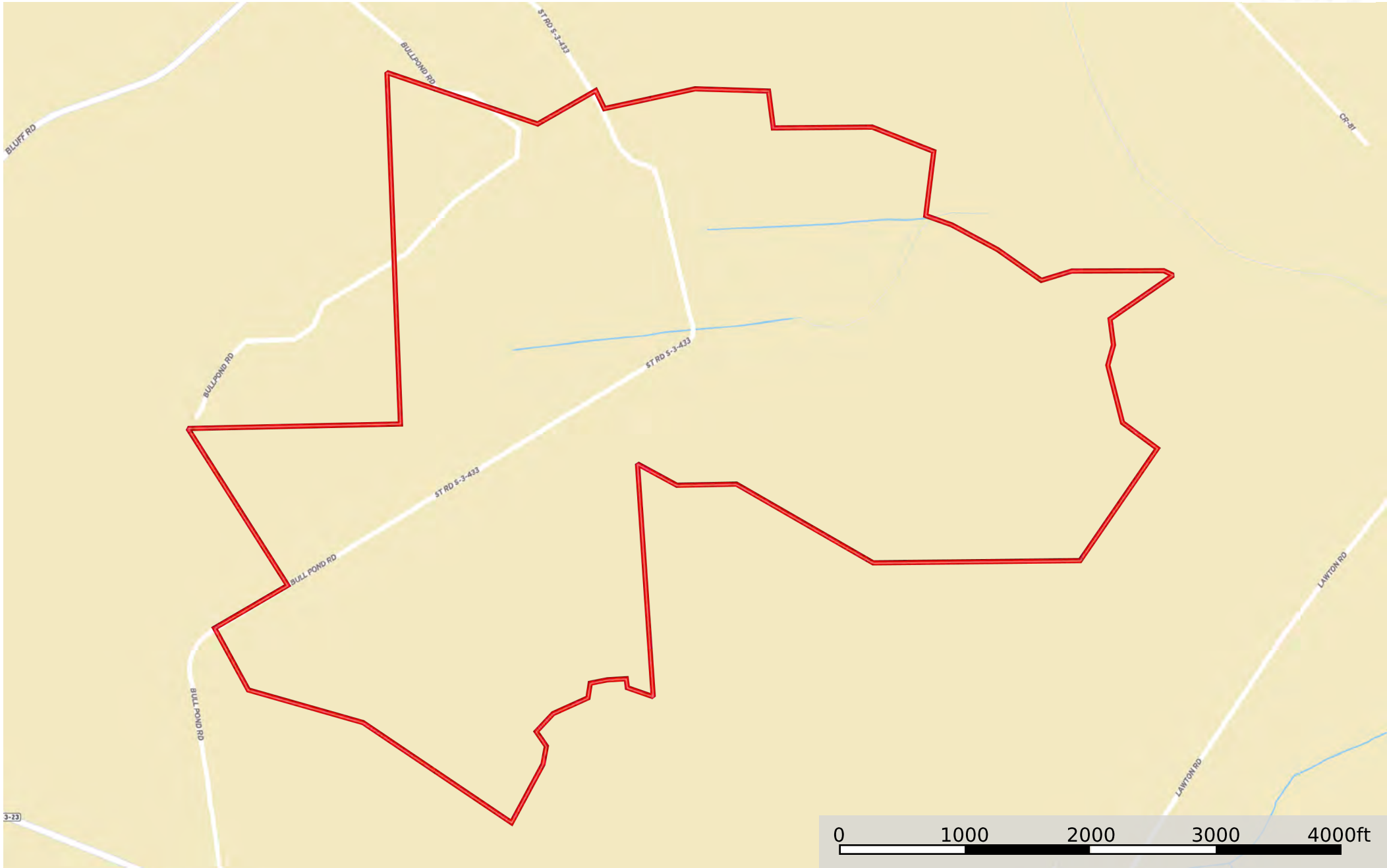
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**Bull Pond Road**  
South Carolina, 535.76 AC +/-



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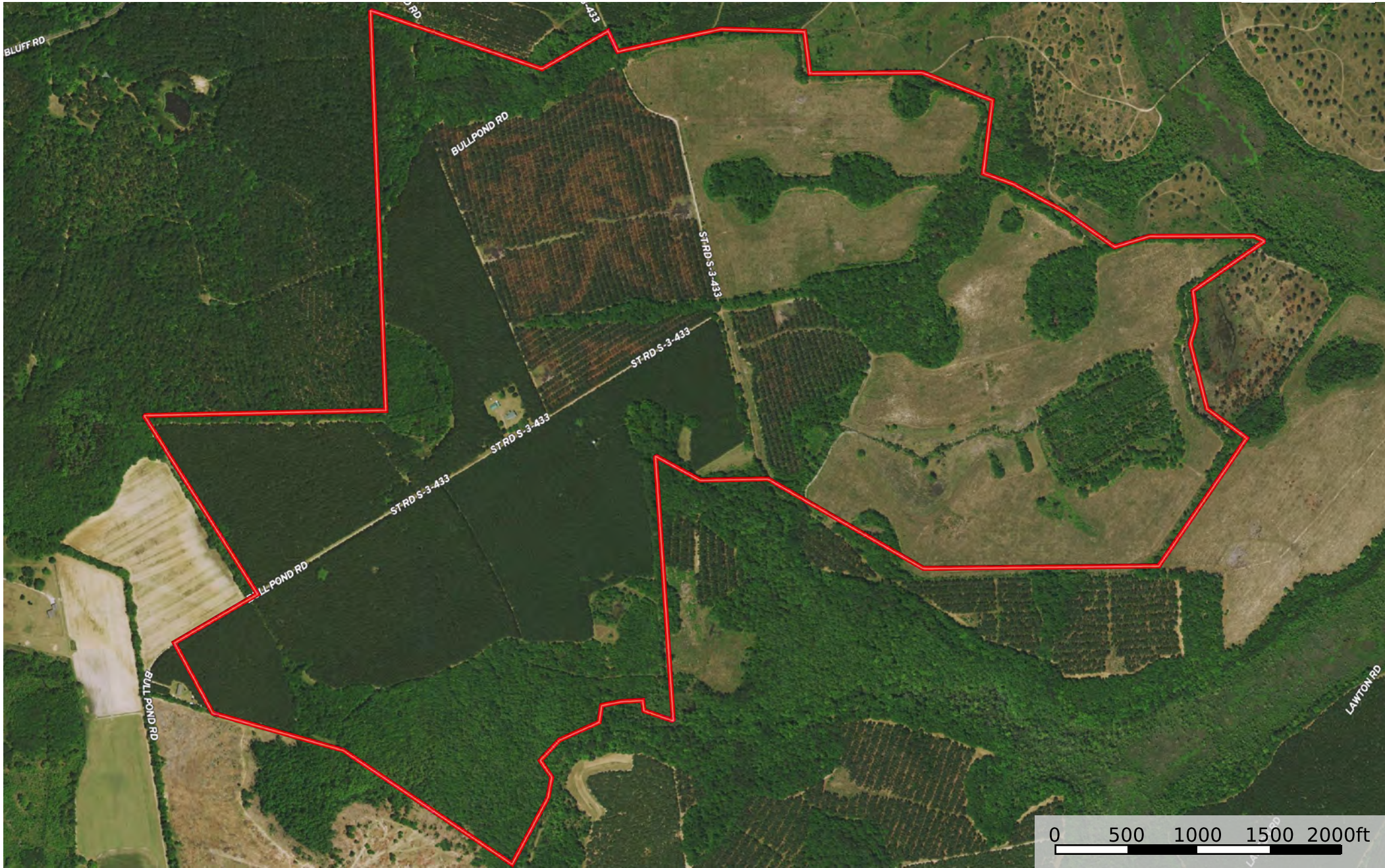
 Boundary


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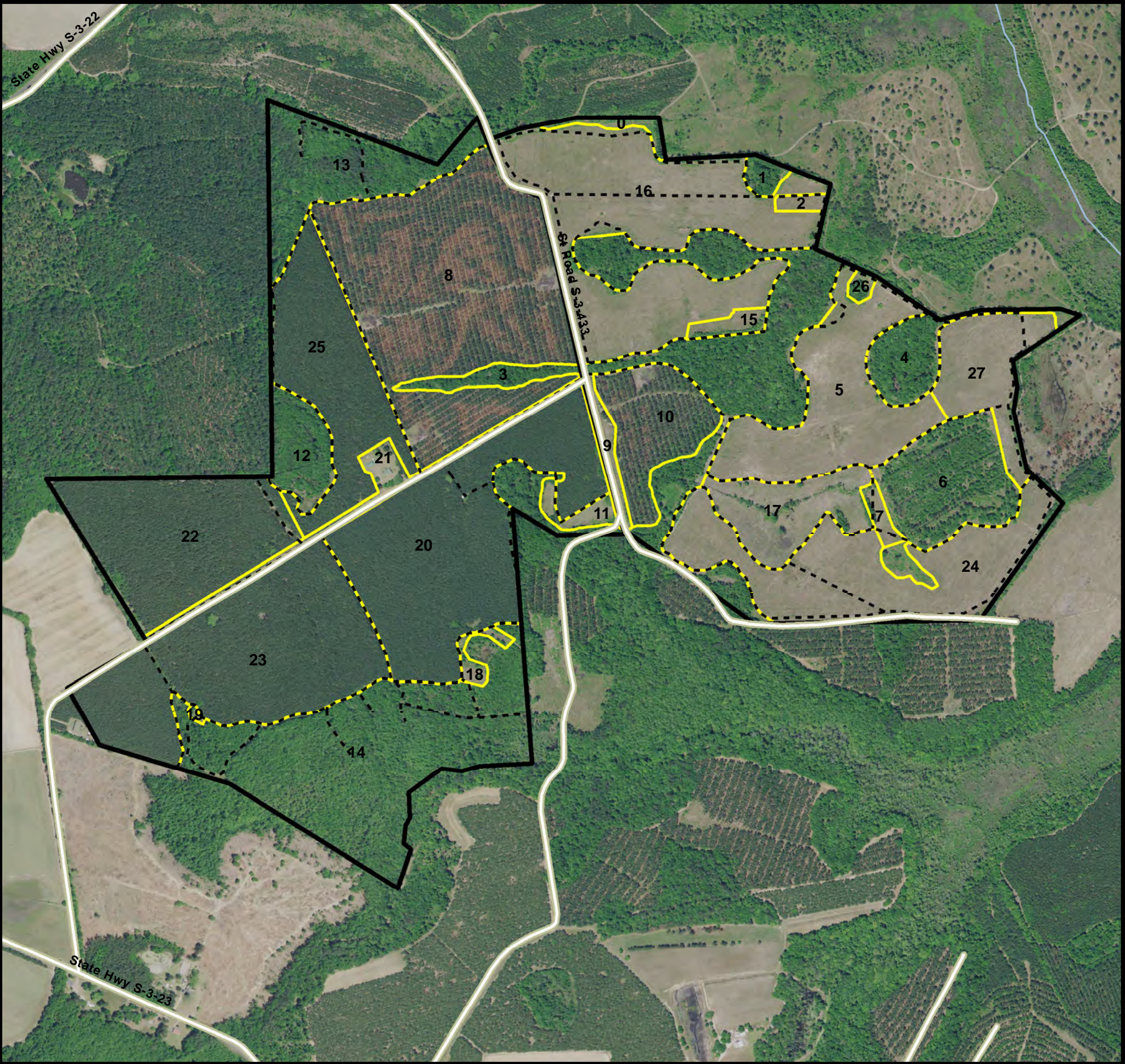




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**BULL POND ROAD TRACT**  
**Timber Type Map**  
**Allendale Co., SC**  
**+/- 535 AC**

**RHODES FORESTRY & WILDLIFE, LLC**

This map is a graphic representation of an area obtained from various sources. All efforts have been made to verify the accuracy of this map. Rhodes Forestry & Wildlife, LLC disclaims all responsibility and liability for the use of this map.

FID	ACRES	Type	Est_YR	Species
0	1.67	Hardw ood		
1	1.73	Hardw ood		
2	1.05	Field		
3	43.15	Hardw ood		
4	7.63	Hardw ood		
5	27.82	Pine	2019	Loblolly
6	18.73	Hardw ood		
7	1.49	Field		
8	63.03	Pine	2008	Loblolly
9	3.08	Pine	2020	Loblolly
10	14.2	Pine	2005	Loblolly
11	2.25	Field		
12	7.7	Hardw ood		
13	18.61	Hardw ood		
14	51.11	Hardw ood		
15	1.99	Field		
16	52.95	Pine	2019	Loblolly
17	12.84	Pine	2020	Loblolly
18	1.45	Field		
19	0.22	Field		
20	47.64	Pine	2010	Loblolly
21	6.24	House/Grounds		
22	31.22	Pine	2009	Loblolly
23	46.66	Pine	2009	Loblolly
24	33.71	Pine	2019	Loblolly
25	26.08	Pine	2008	Loblolly
26	0.85	Pine	2019	Loblolly
27	13.22	Pine	2019	Loblolly



0 400 800 1,600 2,400 Feet