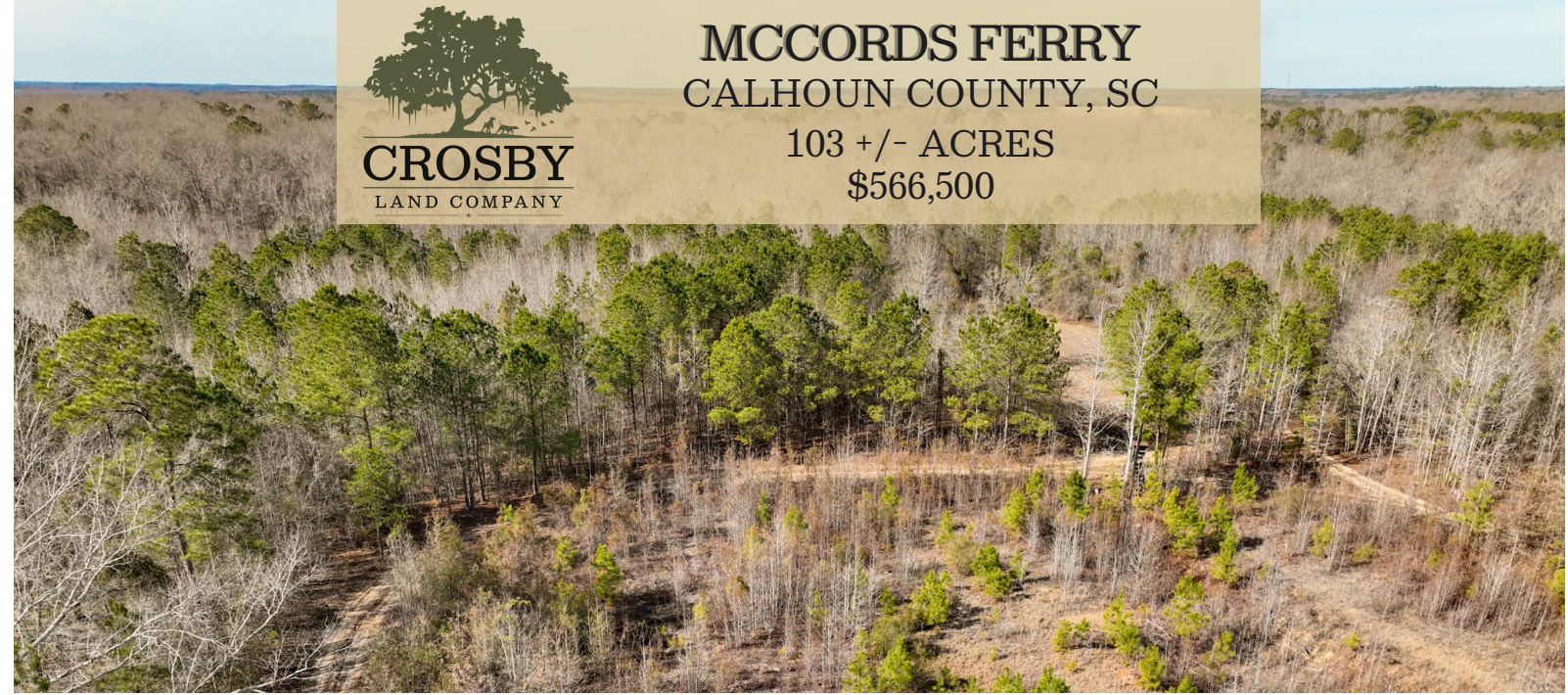




# MCCORDS FERRY CALHOUN COUNTY, SC

103 +/- ACRES  
\$566,500



## PROPERTY DESCRIPTION

Located in Calhoun County, SC, the McCords Ferry Road property consists of 103 total acres. The landscape features approximately 60+/- acres of 5–6-year-old naturally regenerated pine and hardwood, with the balance consisting of 40+/- acres of mature natural forest.

The property includes an excellent interior road system providing access to all areas of the tract. With paved road frontage, the land is easily accessible regardless of weather conditions. Notable natural features include a bold freshwater stream that meanders along the western boundary for over 1,600 feet, serving as a reliable water source and travel corridor for deer and turkey. Mature red and white oak trees along the creek provide an ample annual acorn crop.

Additionally, there are two well-established food plots with plenty of room to implement more, depending on the next owner's needs. Situated in a quiet rural community characterized by timber and farming properties, this is an ideal setting for a permanent residence, family compound, or weekend hunting retreat.

## PROPERTY FEATURES:

- Freshwater Stream
- Paved Road Frontage
- Excellent Interior Roads
- Well Established Food Plots

## DIRECTIONS:


From Elloree, take Main Street (Hwy 6) north for 1.25 miles to Lonestar Road. Take a right and travel for 2.6 miles. The property will be on the left.

## CONTACT

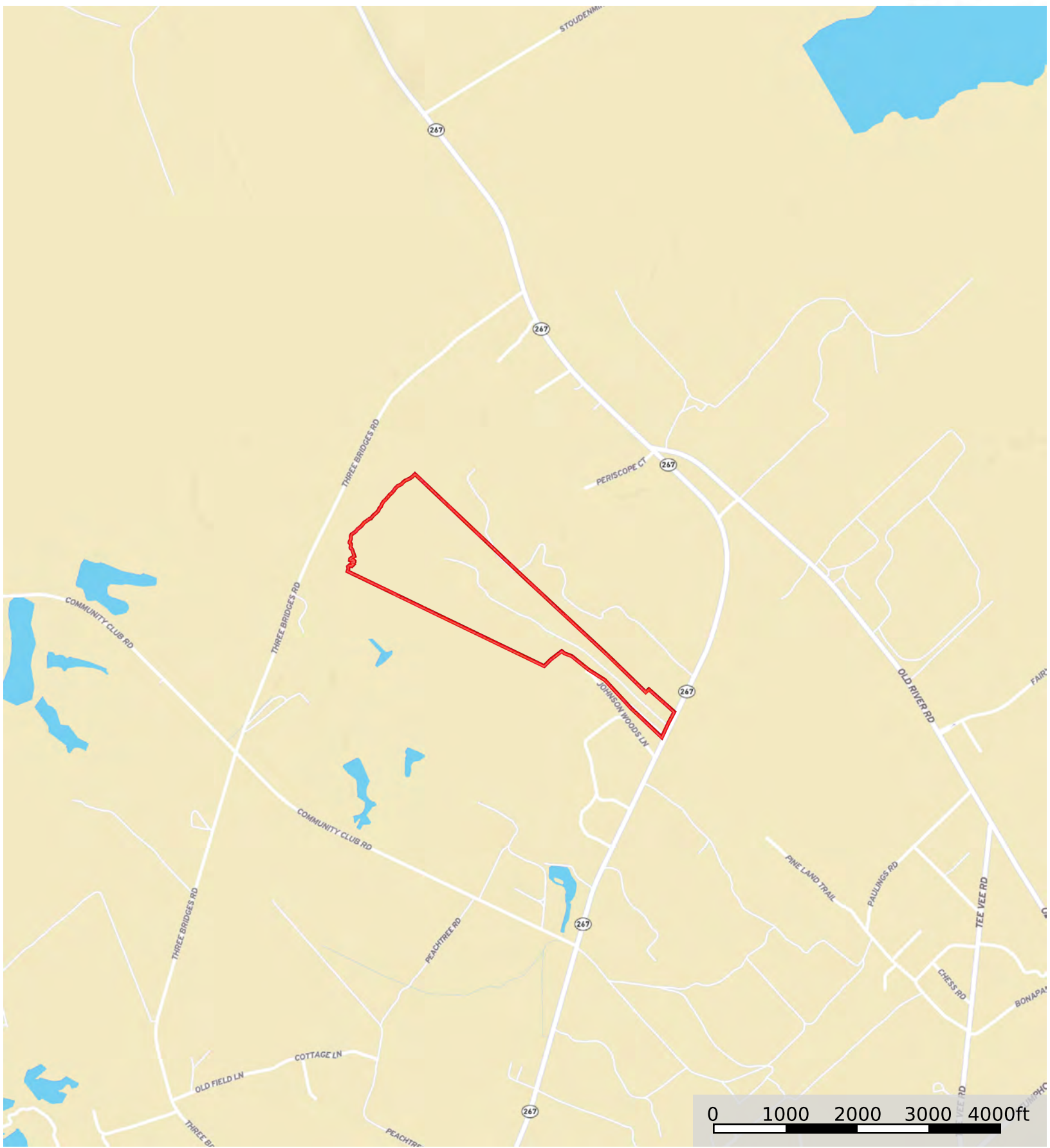
Todd Crosby, BIC, ALC  
O: 843-782-5700

Email: [toddcrosby@crosbylandco.com](mailto:toddcrosby@crosbylandco.com)  
[www.CrosbyLandCo.com](http://www.CrosbyLandCo.com)



 Boundary


**Disclaimer:** All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.



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