

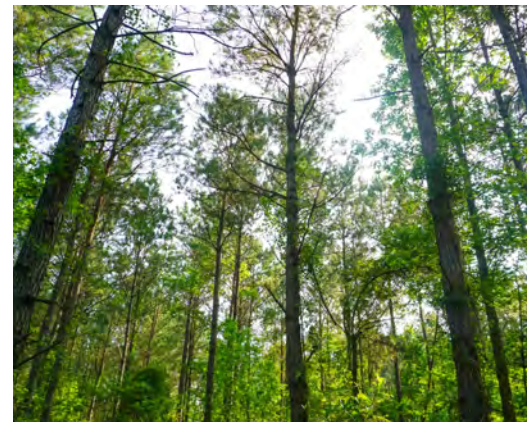


PLAVNEY-PERRY TRACT

COLLETON COUNTY, SC

113 +/- ACRES

\$395,500



PROPERTY DESCRIPTION

The Plavney-Perry Tract is a 113 +/- acre property located 3.5 miles east of Smoaks, South Carolina. The property offers 350 feet of paved road frontage along Clatty Farm Road. There are 12 acres of open land in a power line row, creating an opportunity for food plots or a potential dove field. There is timber on 70 acres of the property; 38 acres were planted with loblolly pine in 2020, while the remaining 32 acres consist of loblolly pine planted in 1998. The rest of the acreage was harvested in 2022 and has yet to be re-planted.

The property offering is well suited for multiple applications such as timber investment, outdoor recreational pursuits, and an excellent location for a permanent residence in a quiet rural setting.

PROPERTY FEATURES:

- 30 +/- acres of Goldsboro loamy fine sand
- Multiple homesite locations
- Merchantable timber
- Paved road frontage
- Planted pine

DIRECTIONS

From Smoaks, go east on Sunrise Road for 2.7 miles. Take a right onto Clatty Farm Road; continue for .9 miles and the property will be on the left.

CONTACT

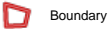
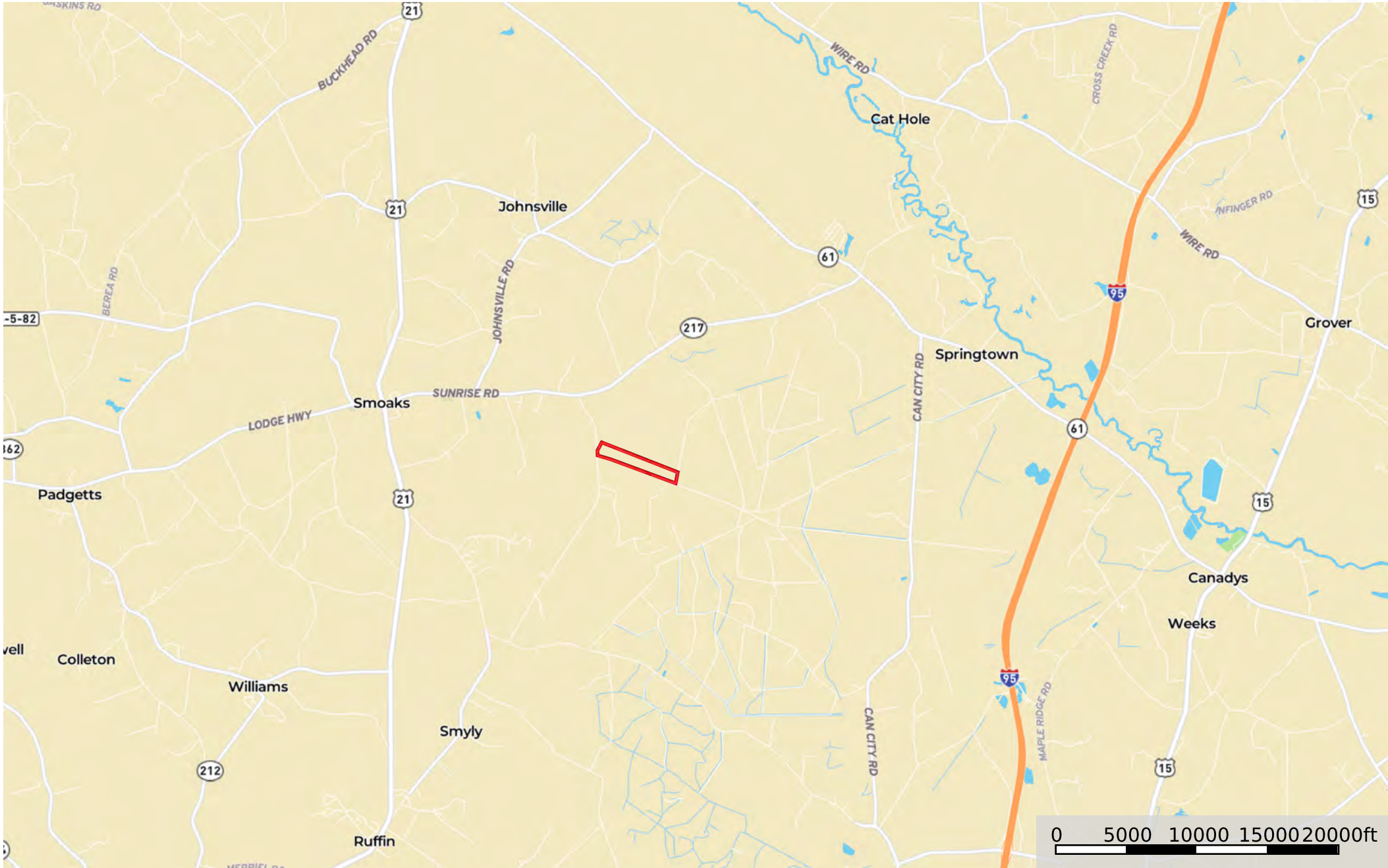
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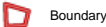
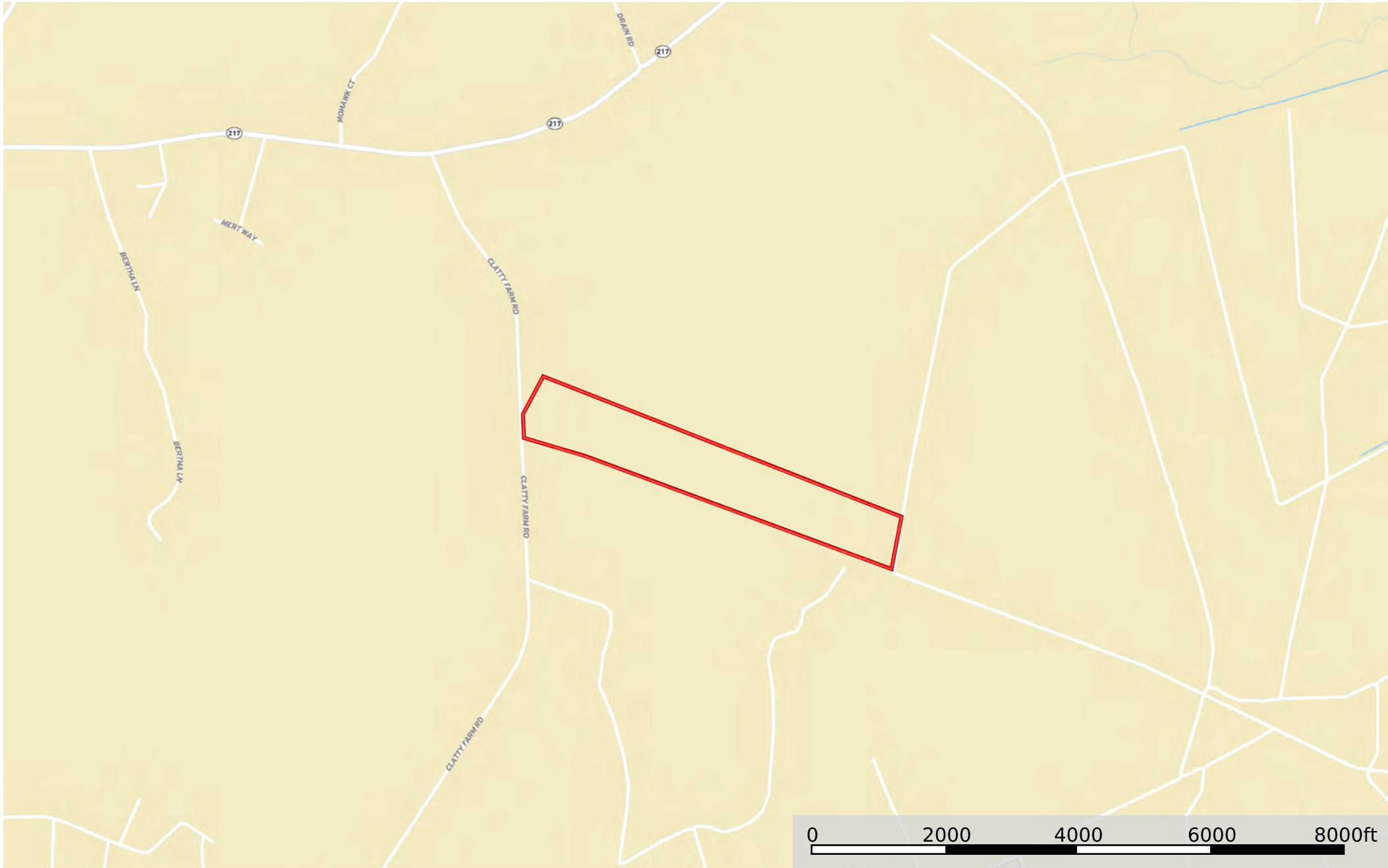
www.CrosbyLandCo.com

PLAVNEY-PERRY TRACT
Colleton County, South Carolina, 113 AC +/-



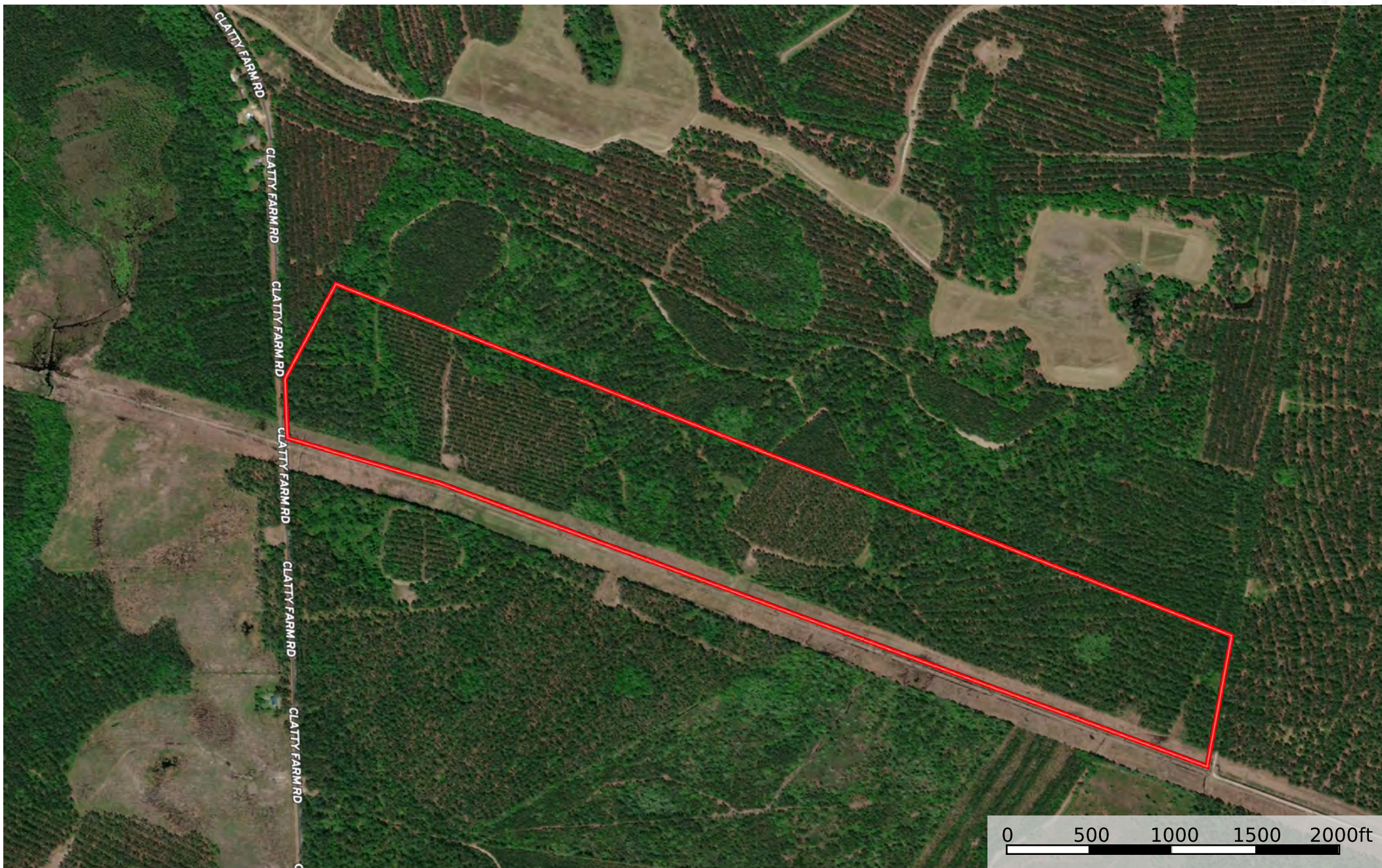
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 Boundary

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