

PROPERTY DESCRIPTION

Located within the South Carolina Inner Coastal Plain along the North Fork of the Edisto River – this impressive 106.85-acre offering is just 2.5 miles from North, 20 miles from Orangeburg, and a mere 33 miles from Columbia. With over 3000 feet of paved road frontage on Salley Road and more than 1800 feet of river bank, this property provides unique convenience and opportunity.

Approximately 50 acres were sprayed and reforested with loblolly pine in the spring of 2023, ensuring a sustainable future and potential timber profit. Additionally, over 42 acres feature 10-year-old loblolly pines, complimented by a diverse mix of mature pine and hardwoods along the northwestern and northeastern boundary lines.

This offering features an attractive, dynamic landscape. Over 80 percent of the acreage consists of upland soils, and the topography climbs 70+ feet in elevation. The property is gated, has two separate access points from Salley Road, and has a strong internal road system, allowing effortless movement throughout.

Wildlife enthusiasts will appreciate the varying age classes of pine plantations, hardwoods, and bottomland, which create an ideal environment for whitetail, eastern wild turkey, and small game. The Edisto River also serves as a natural travel corridor for waterfowl. At the same time, the nearby Jones Bridge Landing offers immediate access for boating and fishing enthusiasts looking to pursue redbreast sunfish, a species that the Edisto has become renowned for.

For the investor, the presence of high-tension utility lines crossing a 1200+ foot portion of the property along the river opens up the possibility of a potential solar lease, providing an additional avenue for future profit.

Whether you're a sportsman aiming to pursue game and fish year-round or an investor looking to capitalize on natural resources and financial potential, this property offers the perfect blend of opportunity and tranquility.

PROPERTY FEATURES:

- Dynamic topography
- High percentage of upland soils
- Gated entrance & internal road system
- Over 2000ft of river frontage (Edisto River)
- Two age classes of loblolly pine plantations
- Over 3000ft of paved road frontage (Salley Road)
- Close proximity to Jones Bridge Landing (less than an 1/4 mile)

DIRECTIONS:

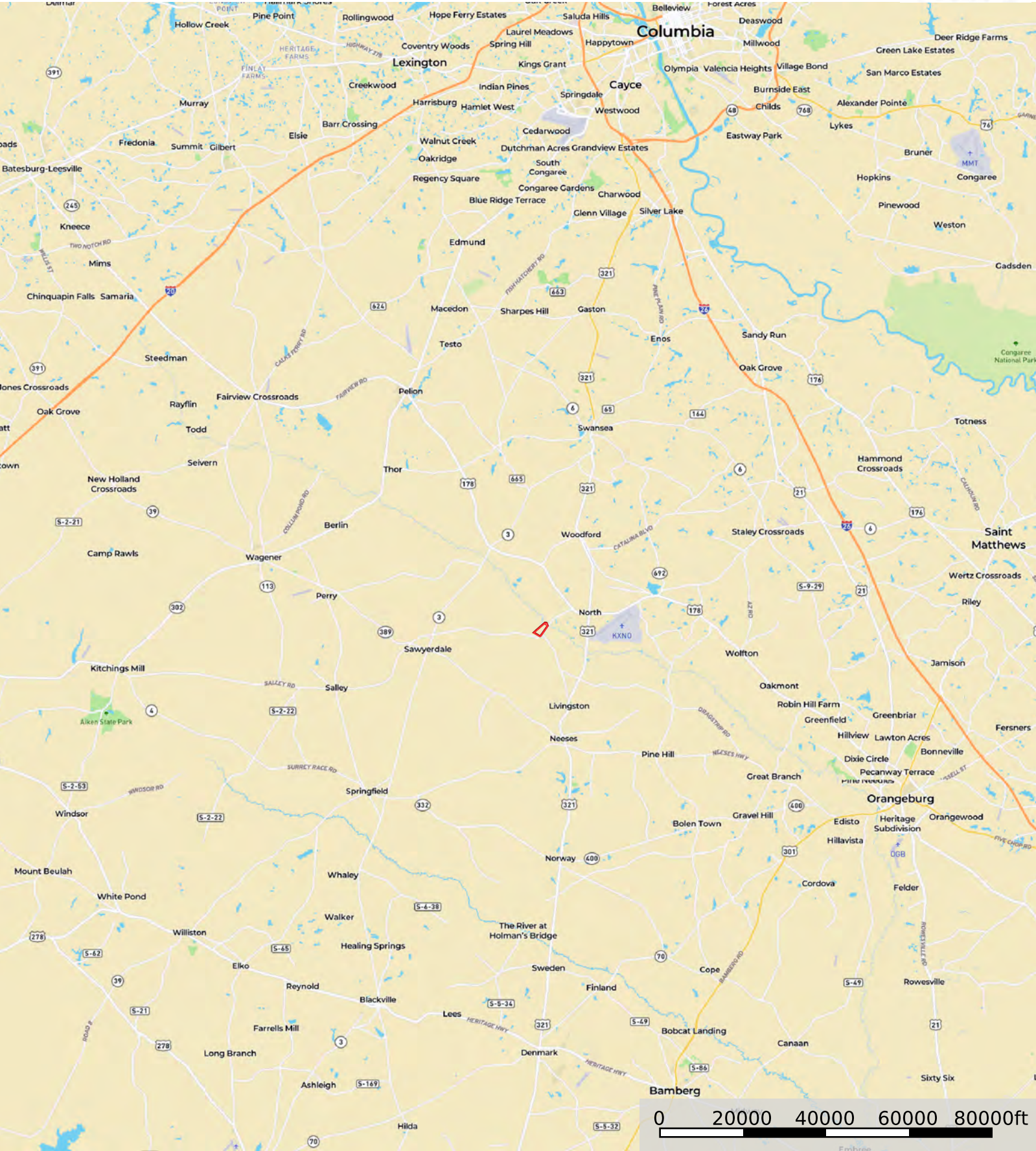
From Columbia, take Hwy 321 south to North, SC. At the red light in North, turn right onto North Rd. In 0.8 miles, turn left onto Salley Rd. 1.7 miles after you cross Jones Bridge, the property is located directly on the right side of the road.

From Orangeburg, take Hwy 4 west. In 2.5 miles, keep right onto Hwy 4 (Neeses Hwy). In 5.4 miles, take a slight right turn onto Dragstrip Rd. In 9.9 miles, turn right onto Silversprings Rd. In 1.9 miles, turn right onto Salley Rd, and the property will be located directly on the left side of the road.

CONTACT

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Boundary

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