

# **PROPERTY DESCRIPTION**

The Lonesome Dove Road property offering is located approximately 15 miles south of Laurens, SC near the quiet rural community of Waterloo. This property boasts a sizeable creek with a continuous flow running through the property and a mature stand of natural forest types. These features are not only beneficial for aesthetics, but as equally important for the wildlife habitat. This sanctuary provides travel corridors and hardwood mast for all sorts of wild game. The soils are very productive and have been professionally managed to maximize return on the 172 acres of pine plantation. This property is in excellent condition and well-positioned for a timberland investor or a recreational buyer.

# **PROPERTY FEATURES:**

- Gated Entrance
- Paved Road Frontage
- Mature Natural Forest
- Bold Creek
- Well Stocked Pine Plantation
- Excellent neighboring property ownership

# **DIRECTIONS:**

Head south from Waterloo on Highway 221 and take a left onto Harris Springs Road. Continue for 3.1 miles and take a left on Lonesome Dove Road. After traveling .7 miles the property entrance will be on the right.

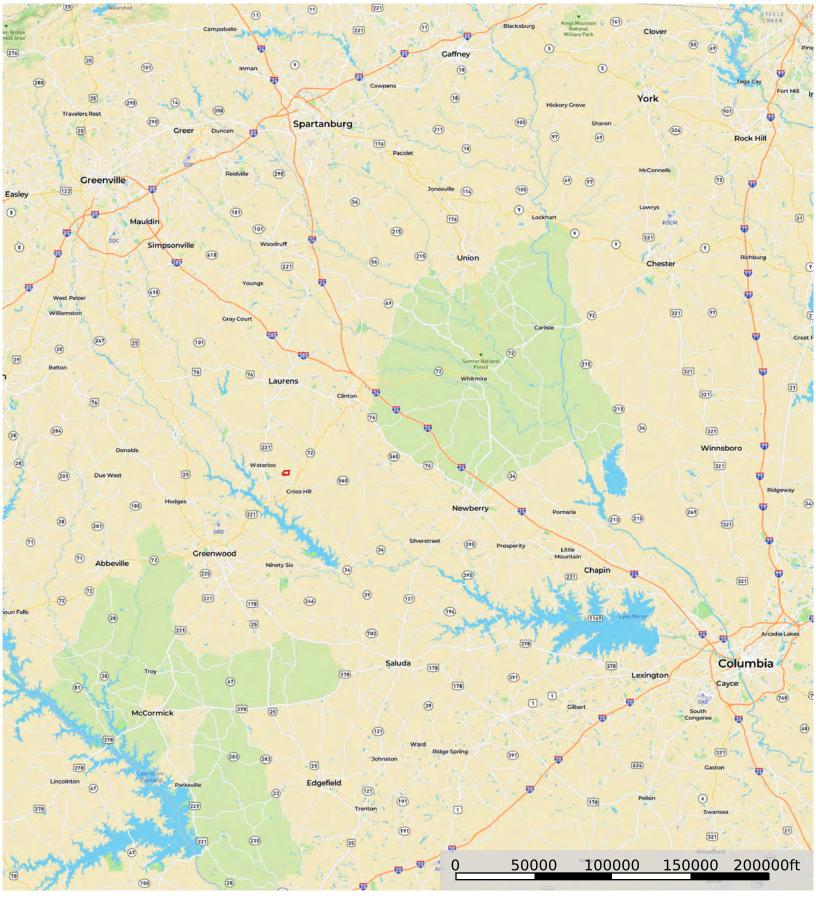
## CONTACT

Todd Crosby BIC, ALC O: 843.782.5700 - M: 843.909.0159 Email: toddcrosby@crosbylandco.com www.CrosbyLandCo.com

### LONESOME DOVE

Laurens County, South Carolina, 213.96 AC +/-





#### D Boundary

**Todd Crosby** 

P: 8437825700

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.



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### CROSBY LAND COMPANY



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300 Carn St.



The information contained herein was obtained from sources deemed to be reliable. Land id<sup>TM</sup> Services makes no warranties or guarantees as to the completeness or accuracy thereof.





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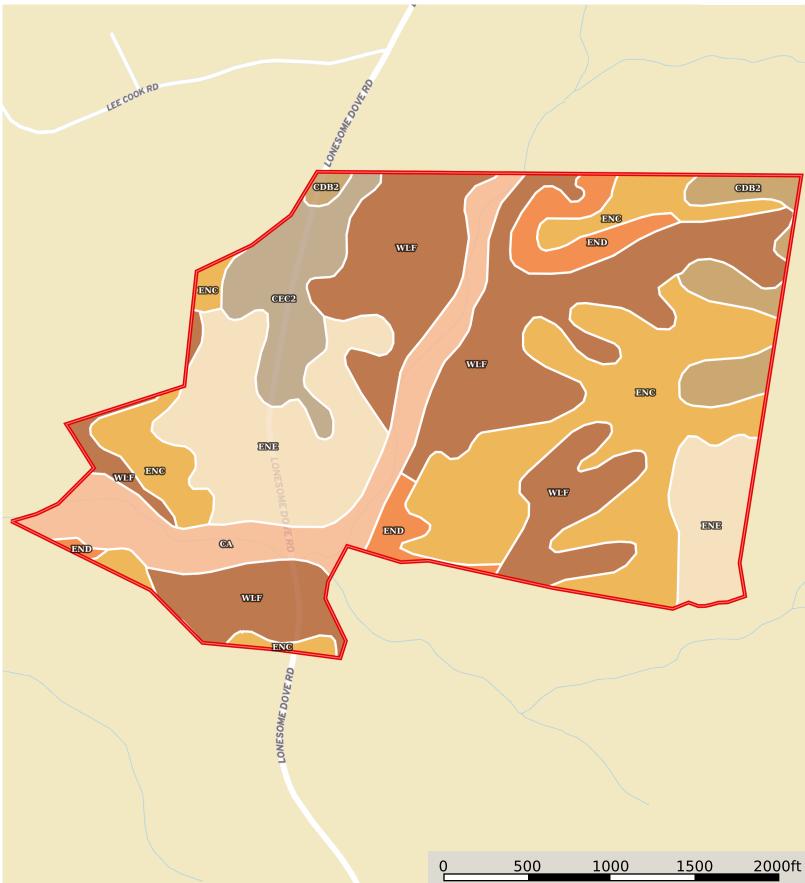




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## |D Boundary 214.02 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WIF	Wilkes soils, 15 to 40 percent slopes	69.33	32.4	0	4	7e
EnC	Enon sandy loam, 6 to 10 percent slopes	54.41	25.43	0	70	4e
EnE	Enon sandy loam, 15 to 25 percent slopes	36.11	16.87	0	58	6e
Са	Cartecay-Toccoa complex	21.72	10.15	0	62	3w
CeC2	Cataula sandy clay loam, 6 to 10 percent slopes, eroded	13.54	6.33	0	49	6e
CdB2	Cataula sandy loam, 2 to 6 percent slopes, moderately eroded	9.74	4.55	0	24	3e
EnD	Enon sandy loam, 10 to 15 percent slopes	9.17	4.29	0	67	4e
TOTALS		214.0 2(*)	100%	-	42.24	5.29

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.