



TROY WEST
MCCORMICK COUNTY, SC
93 +/- ACRES
\$334,800



PROPERTY DESCRIPTION

The Troy West Tract spans 93 acres and features a well-rounded mix of timberland and natural hardwoods. The property contains 58.86 acres of planted pine suitable for near-term management, along with 19.74 acres of recently harvested land now in early reforestation stages. Mature natural hardwoods cover about 13.45 acres, offering diverse wildlife habitat and seasonal water features.

The property boasts 1400 feet of frontage on Triple C Road and features a partial trail system that ties the tract together and provides access throughout. Whether managed for timber income, used as a recreational getaway, or developed into a rural homesite, Troy West offers both immediate utility and long-term upside. Its location near the Sumter National Forest and Lake Strom Thurmond ensures privacy, recreation, and protection from outside development pressures.

PROPERTY FEATURES:

- County Dirt Road
- Natural Pine and Hardwood
- Merchantable Pine Plantation
- Permanent Residential Potential
- National Forest and Lake Thurmond Access

DIRECTIONS:

From Troy take Main St W., which turns into Greenwood St, and continue for 2 tenths of a mile. Turn left onto Hall St., which turns into Charleston Rd W., for 1.3 miles. At the fork take the left fork entering into the US Forest Service Lands and continue on a public dirt road for .5 miles. Property will begin on the right.

CONTACT

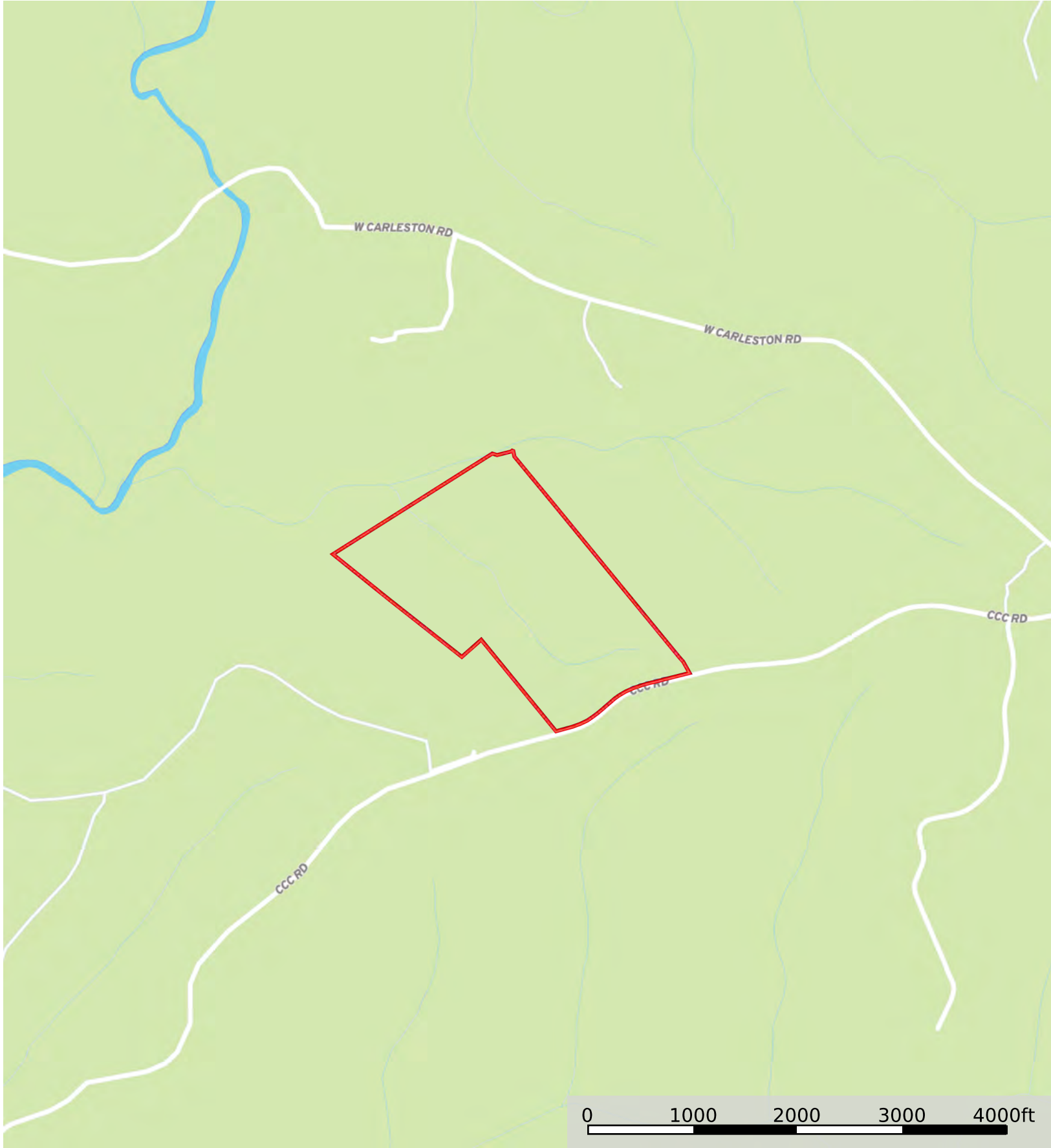
JOE BENTON

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 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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Troy West

McCormick County, South Carolina, 93 AC +/-

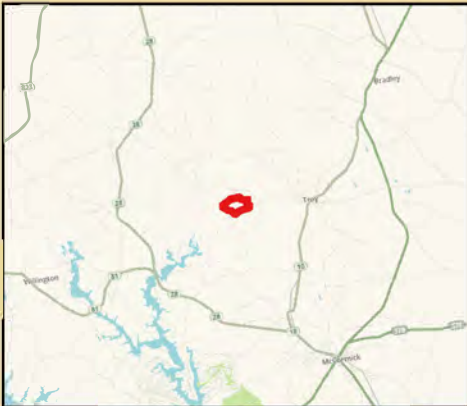


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0 660 1,320 Feet
 0 10 20 Chains

McCormick, South Carolina
 +/- 93 acres

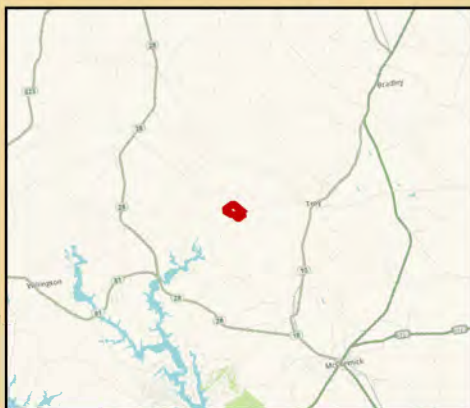
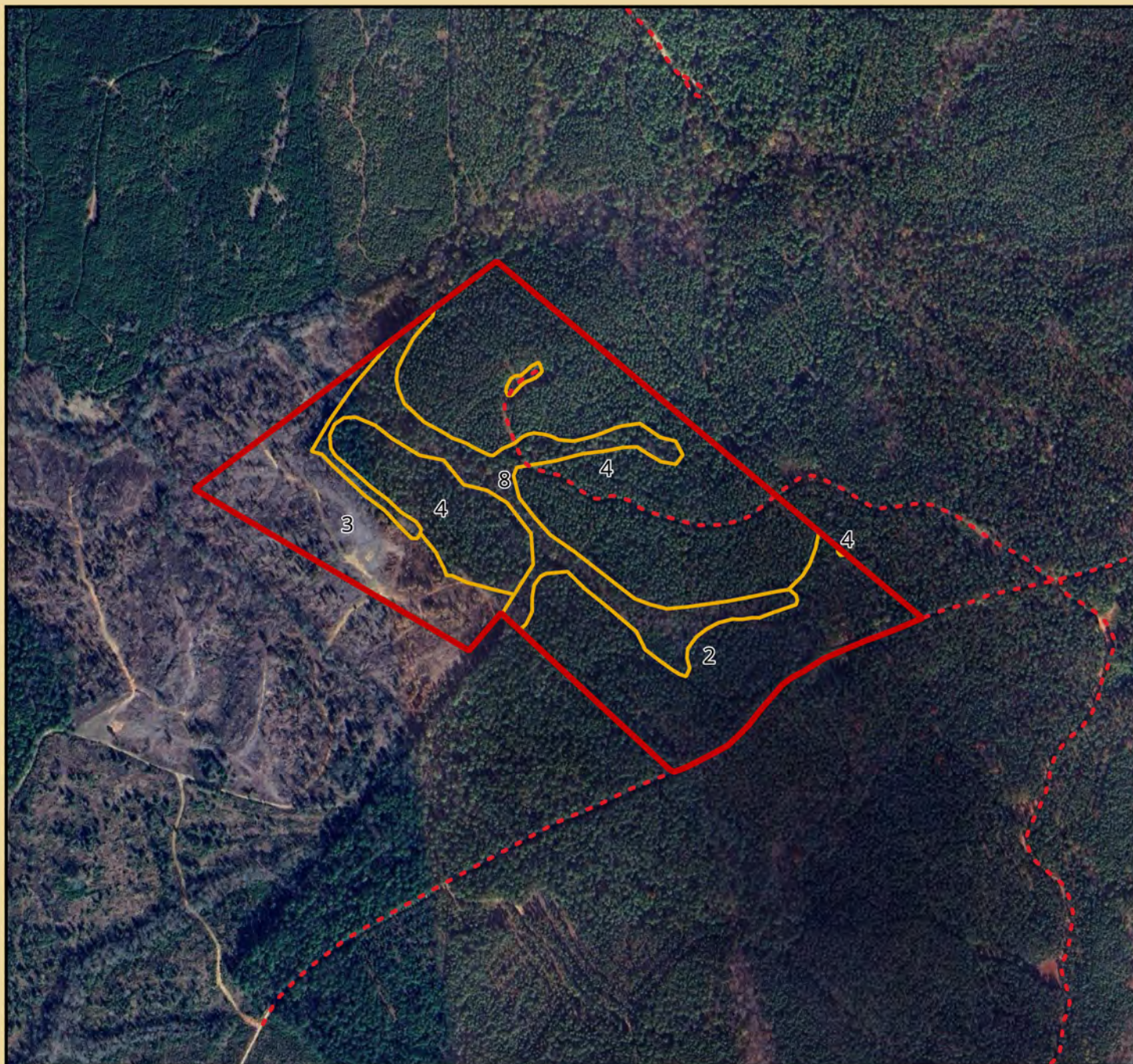
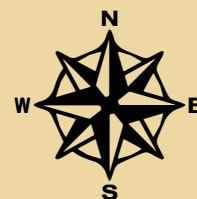


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- Map Legend**
- Merch Plantation
 - Pre-merch Plantation
 - Natural Pine/Hardwood
 - NonForet
 - Open Productive

0 660 1,320 Feet
0 10 20 Chains

McCormick, South Carolina
+/- 93 acres



Map Legend

- Stand Boundary
- Disposition Boundary
- Roads

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Stand	Species	Productive Ac	Age	Trees/Ac	Tons/Ac	Total Trees	Total Tons
3212 - 2	-	19.74	1	-	-	-	-
3212 - 3	Loblolly Pine	14.71	42	103.99	74.22	1529.69	1091.78
3212 - 4	Loblolly Pine	44.15	33	111.95	58.75	4942.59	2593.81
3212 - 8	Loblolly Pine	13.45	76	34.11	39.75	458.78	534.64
		Total 92.05		Wtd Avg 75.30	Wtd Avg 45.85	Total 6,931.06	Total 4,220.23