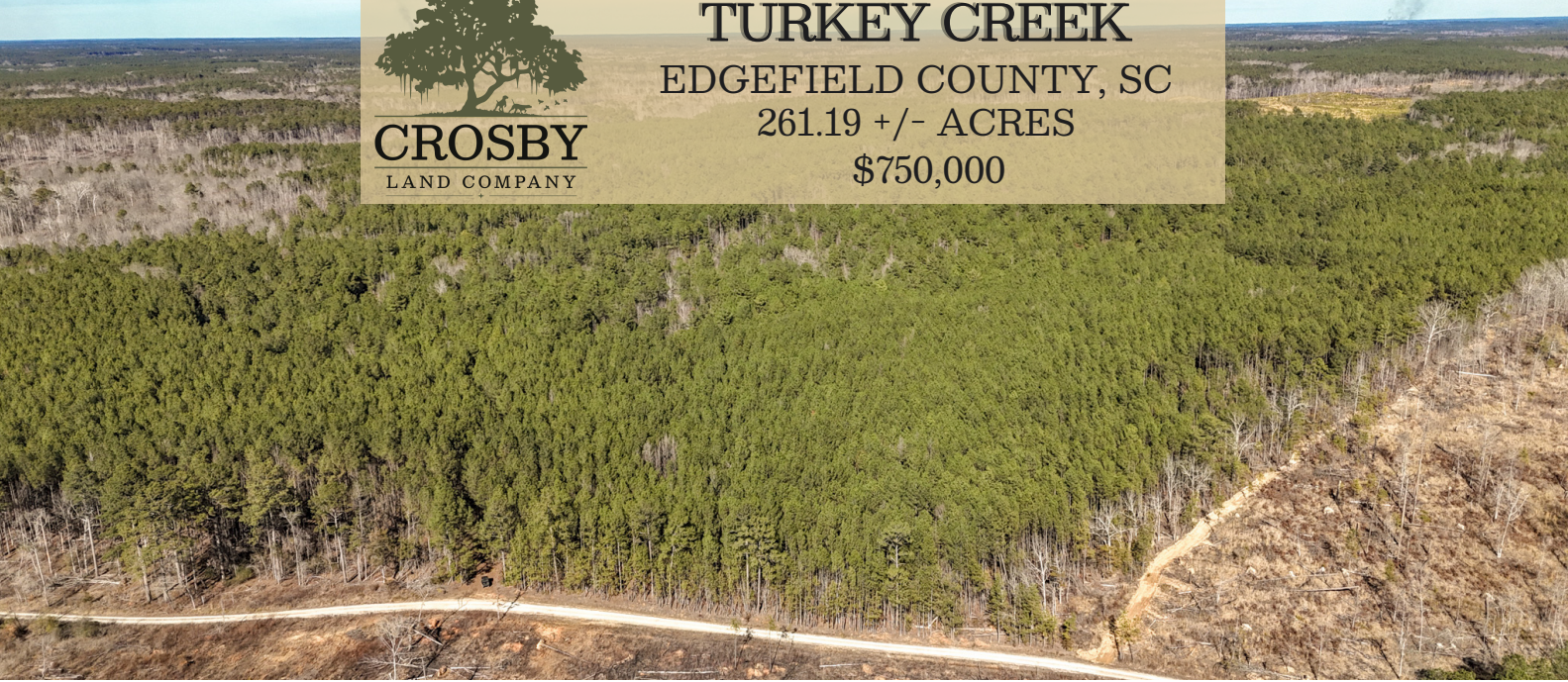


TURKEY CREEK

EDGEFIELD COUNTY, SC

261.19 +/- ACRES
\$750,000



PROPERTY DESCRIPTION

Located just 25 miles north of Augusta, GA near the town of Modoc, this 261-acre tract in Edgefield County offers an exceptional opportunity for outdoor enthusiasts seeking natural beauty, privacy, and recreational potential. Featuring rolling topography and bordered by thousands of acres of Sumter National Forest, the property provides a scenic and secluded setting ideal for hunting and recreation. Approximately 2,200 feet of frontage along pristine Turkey Creek enhances the landscape, while multiple perennial and intermittent streams meander throughout the tract, supporting wildlife habitat and adding to its aesthetic appeal. Gently rolling hills, diverse terrain, and stunning forested views define the property's character.

The tract includes over two miles of interior roads and trails, providing access to nearly every corner. Five established food plots totaling approximately three acres are thoughtfully positioned to attract deer, turkey, and other game species. Protected under a perpetual conservation easement, the land's natural integrity is preserved for generations while still allowing a wide range of recreational and wildlife management uses. With direct adjacency to Sumter National Forest, owners enjoy unmatched access to thousands of acres of public land for hiking, hunting, horseback riding, and exploring.

This unique property combines natural serenity, rich biodiversity, and responsible land stewardship. Tracts of this caliber—offering creek frontage, excellent internal access, established wildlife habitat, and adjacency to protected forest land—are rarely available. Experience the beauty, privacy, and preservation of this remarkable Edgefield County treasure.

PROPERTY FEATURES:

- Five Food Plots Totaling 3 Acres
- Over Two Miles of Interior Roads & Trails
- 2200 Feet of Frontage Along Turkey Creek
- Rolling Topography with Multiple Perennial & Intermittent Streams

DIRECTIONS:

From Millers Crossroads (SR 23 and Key Road intersection), go north on Key Road for 1.6 miles. Turn left onto Cold Springs Road and go .8 miles. Turn right onto Blair Road for 1.5 miles, then right onto 629B McClendon Road. Travel north on McClendon Road for .3 miles to the property.

CONTACT

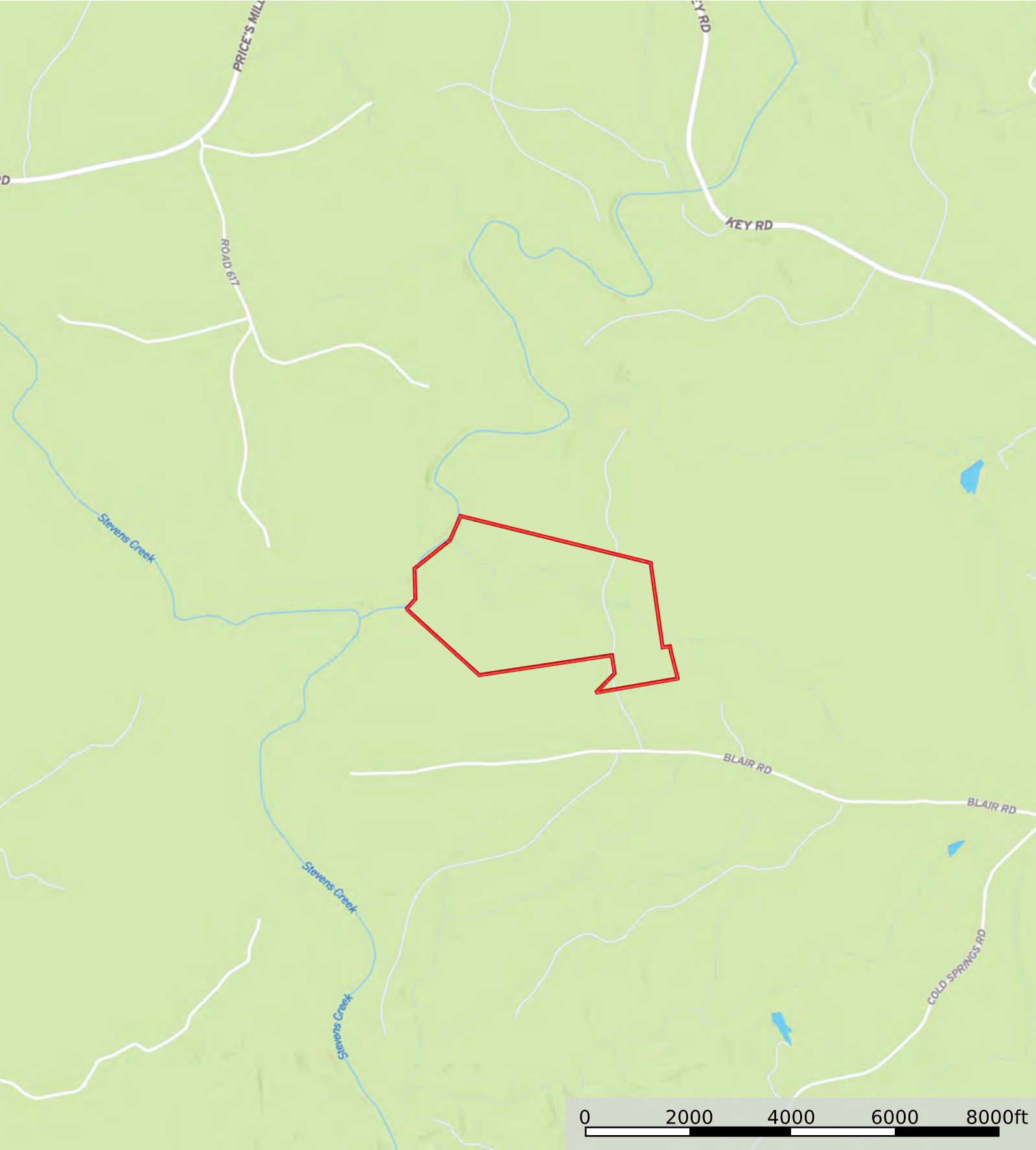
Tripp Boseman
843-893-8002

Email: trippboseman@gmail.com
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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