

PROPERTY DESCRIPTION

The Clark Tract is located along Hwy 19 in Nichols, SC. The property boasts over 2,000 feet of frontage along Hwy 19, allowing for easy access at multiple points. The landscape of the property consists of 32.08 +/- acres of merchantable pine plantation that can provide an immediate return on your investment with a proper forestry management plan in place. The remaining acreage consists of natural pine and hardwood timberland, which adds excellent habitat diversity for whitetail deer and turkey. In addition to being an excellent timber investment, the Clark Tract is well suited for recreational pursuits as this offering is located in a game-rich region. Whitetail deer and wild turkeys are abundant in the area, and this property will reap the benefits of sound wildlife management practices. This property is well suited for recreational pursuits and an excellent location for a permanent residence in a quiet, rural setting, as multiple locations are suitable for a residential home site.

PROPERTY FEATURES:

- Electric
- Merchantable Timber
- 42 Miles from Myrtle Beach
- Residential Home Site Locations
- Over 2000 Feet of Paved Road Frontage

DIRECTIONS:

From Nichols, continue onto S Nichols Street for 1.6 miles, then keep right onto Hwy 9. Continue for 3.2 miles, then take a slight right onto Hwy 19, and continue for 7 miles. The property will be on the right.

CONTACT

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Clark Tract CROSBY Horry County, South Carolina, 74.11 AC +/-Kemper 76 Chadb Cerro Gordo Grist Little Pee Dee May Hilltop Fair Bluff State Park **Hinson Crossroads** Broadway Squires Fipps Cr Cedar Grove Fork **Nobles Cross** Wards Causey 9 **Cherry Grove Nichols** Roseland North Mullins Floyds Crossroads Clarendon Mullins Duford (904) **Emerson** Stave Landing ster Bay Vine **East Tabor** Gapway **Tabor City Mount Olive** Koonce 917 **New Life** Green Sea River Swamp Mitchell Swamp Howard Ketchuptown Cartwheel Landing **Finklea** White Pond Pleasant View **Polecat Landing** Princeville McQueen rossroad Glenn Prince Mill Crossroads Back Swamp Loris Live Oak Playcards (9) Sarvis Crossroads inding **Long Point** Allsbrook Bayboro Watery Bay Gurley **Red Hill** Aynor Daisy Poplar Hill (410) Simps Rabon Crossroads Jones Crossroads **Baxter Forks** Rehobeth Doyle Mount Verno Salem Crossroads Gideon

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.

Booth

Spring Hill

Brown Bay

Horry

Knotty Branch

Adrian

Maple Crossroads

Poplar Forks

Tompkins

Jordanville

10000 20000 30000 40000ft

Clark Tract

Horry County, South Carolina, 74.11 AC +/-





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