



WILLINGHAM
MCCORMICK COUNTY, SC
126 +/- ACRES
\$459,426



PROPERTY DESCRIPTION

The Willingham property offering is located in McCormick County, SC only 15 miles from North Augusta, SC, and 19 miles from Augusta, GA. In addition, the property is conveniently located within 1 mile of the Savannah River and only 3 miles from Lake Clarks Hill. Both waterways have ample boat ramps and recreational areas for the owner and their family to enjoy water activities during the spring and summer months. Lake Clarks Hill is known for being one of the best freshwater fisheries in both South Carolina and Georgia.

The landscape of the property consists of 40% 12 year old pine plantation that is nearly ready for the first thinning, 43% 7 year old pre merchantable pine plantation, and 10% 33 year old pine that contains a high percentage of saw timber, while the remaining acreage consists of natural hardwood. There are multiple established food plot locations on site that one could utilize through planting for wildlife that would maximize the outdoor recreational use of the property while serving as excellent stand locations. The property footprint is long, which allows for it to hunt as a much larger property than the average tract of the same size. The location of the property offering makes it an ideal recreational tract for outdoor pursuits; it is also well suited for timber investment with potential revenue streams and could serve as a site for a permanent residence.

PROPERTY FEATURES:

- Established Food Plots
- Internal Road System
- Pre-Merchantable Pine Plantation

DIRECTIONS

From North Augusta, take SC-230 NW for 9 miles. Take a left onto Woodlawn Road, continue for 7.5 miles then turn right onto Highway 28 SW and continue for 3 miles. Take a sharp left turn at State Road S-33-113 and proceed onto Middleton Ferry Road for 1.9 miles followed by a left turn onto William Thurmond Sr. Drive and after 1.86 miles you have arrived.



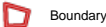
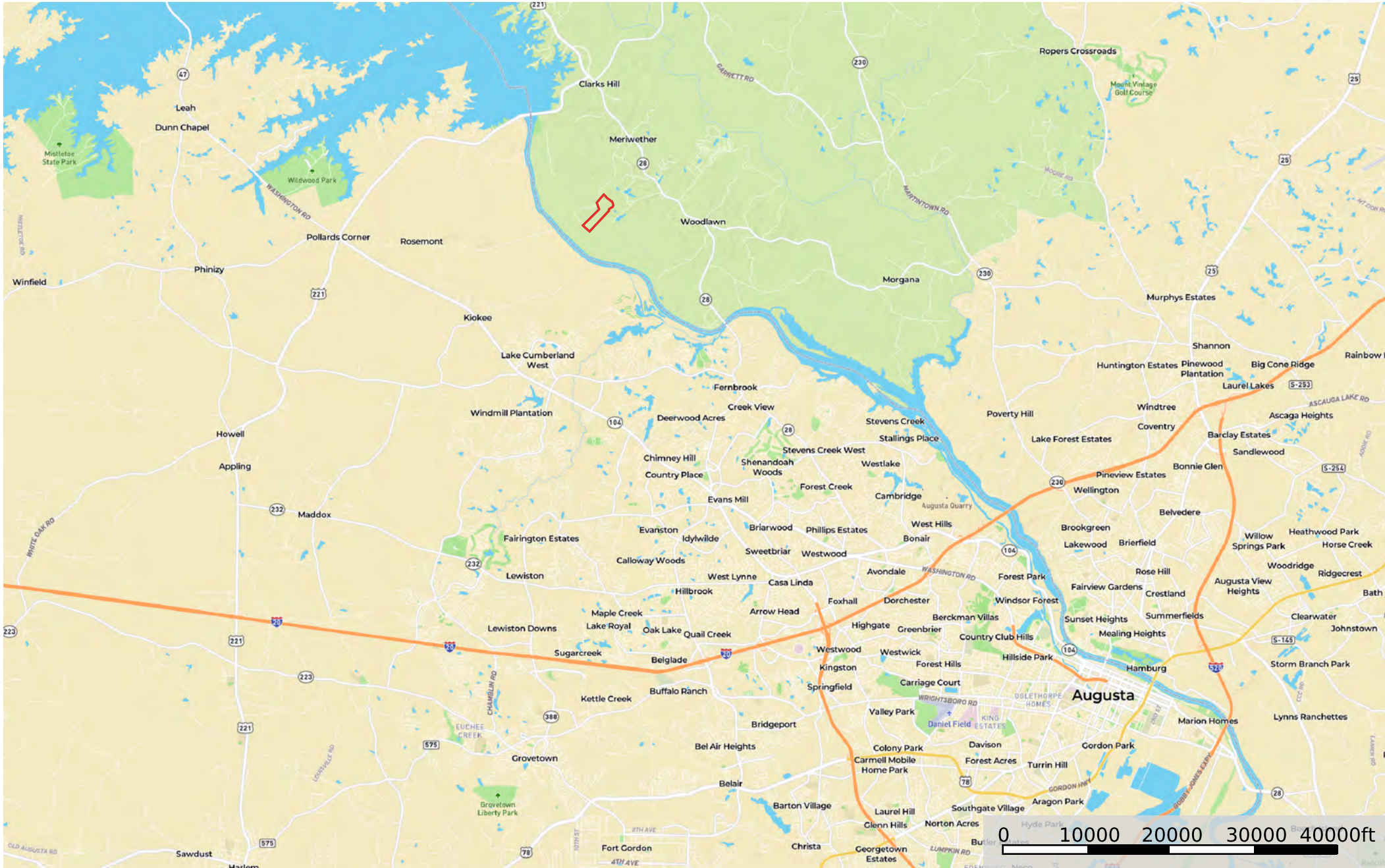
CONTACT

Todd Crosby; BIC, ALC

O: 843-782-5700 ~ M: 843-909-0159

Email: toddcrosby@crosbylandco.com

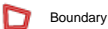
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Boundary

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.

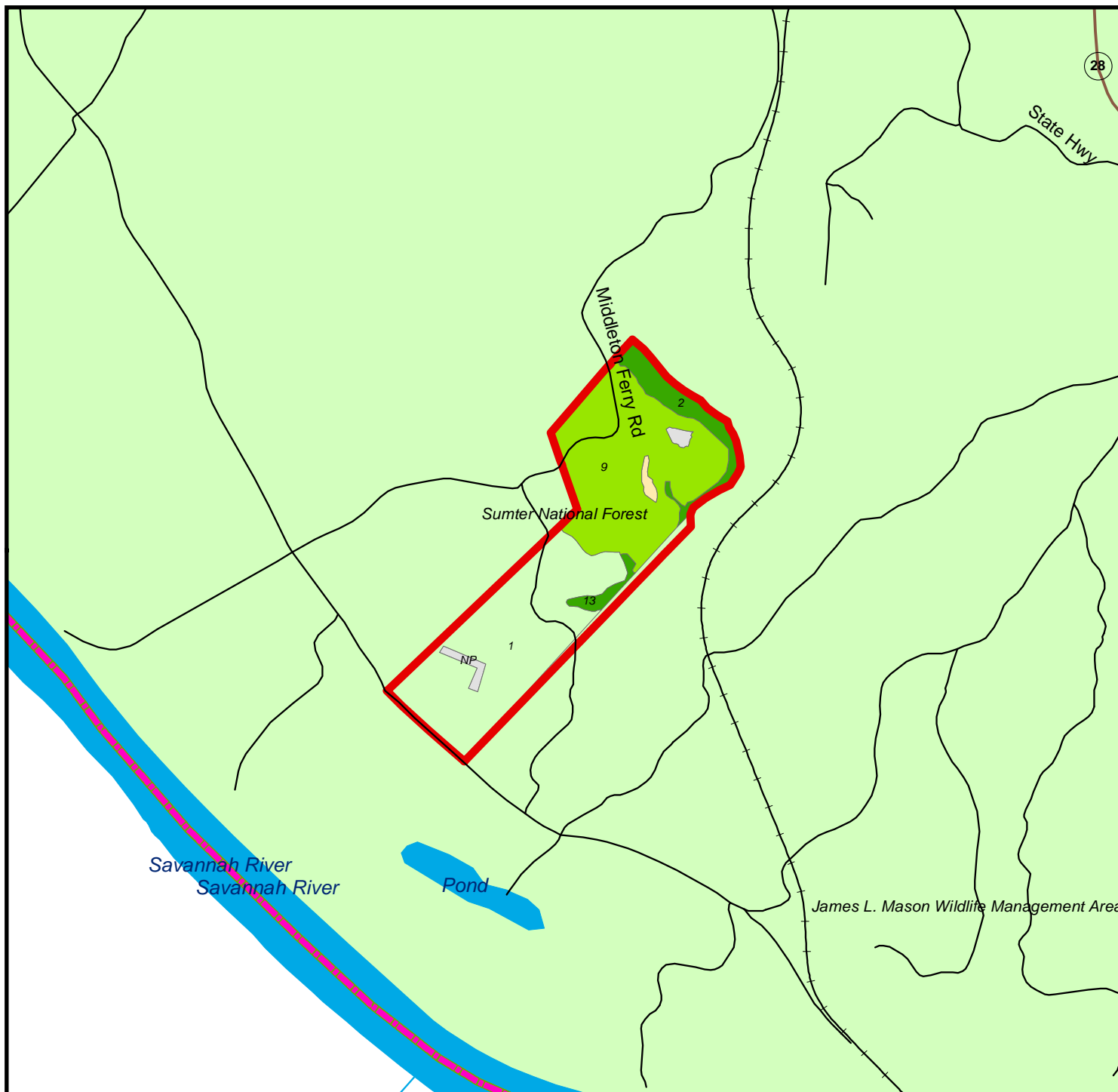




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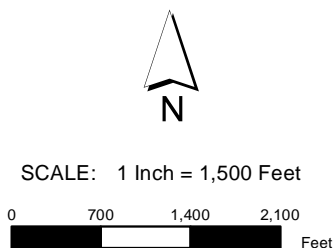
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Stand Map
949D - Willingham
Parcel # 45065Hb0007
 McCormick County, SC - approx. 126.0 acres +/-

	Property Listing		Cover Type		USFS
	County		Pine		NPS
	Interstate		Pine Plantation		FWS
	US Highway		Pine Plantation >= 12 yr		BLM
	State Highway		Pine Plantation < 12 yr		Tribal
	Other Road		Hardwood		Other Federal
	Railroad		Bottomland		County/Local
	Lake/Reservoir		Open		NGO/Private
	Perennial River/Stream		Non Productive		State
	Intermittent Stream		Other/Unknown		Unknown



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	2.1
1	Pine Plantation < 12 yr	7	54.4
2	Pine	33	10.3
9	Pine Plantation >= 12 yr	12	51.3
10	Hardwood	14	0.9
13	Pine	33	2.2

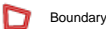
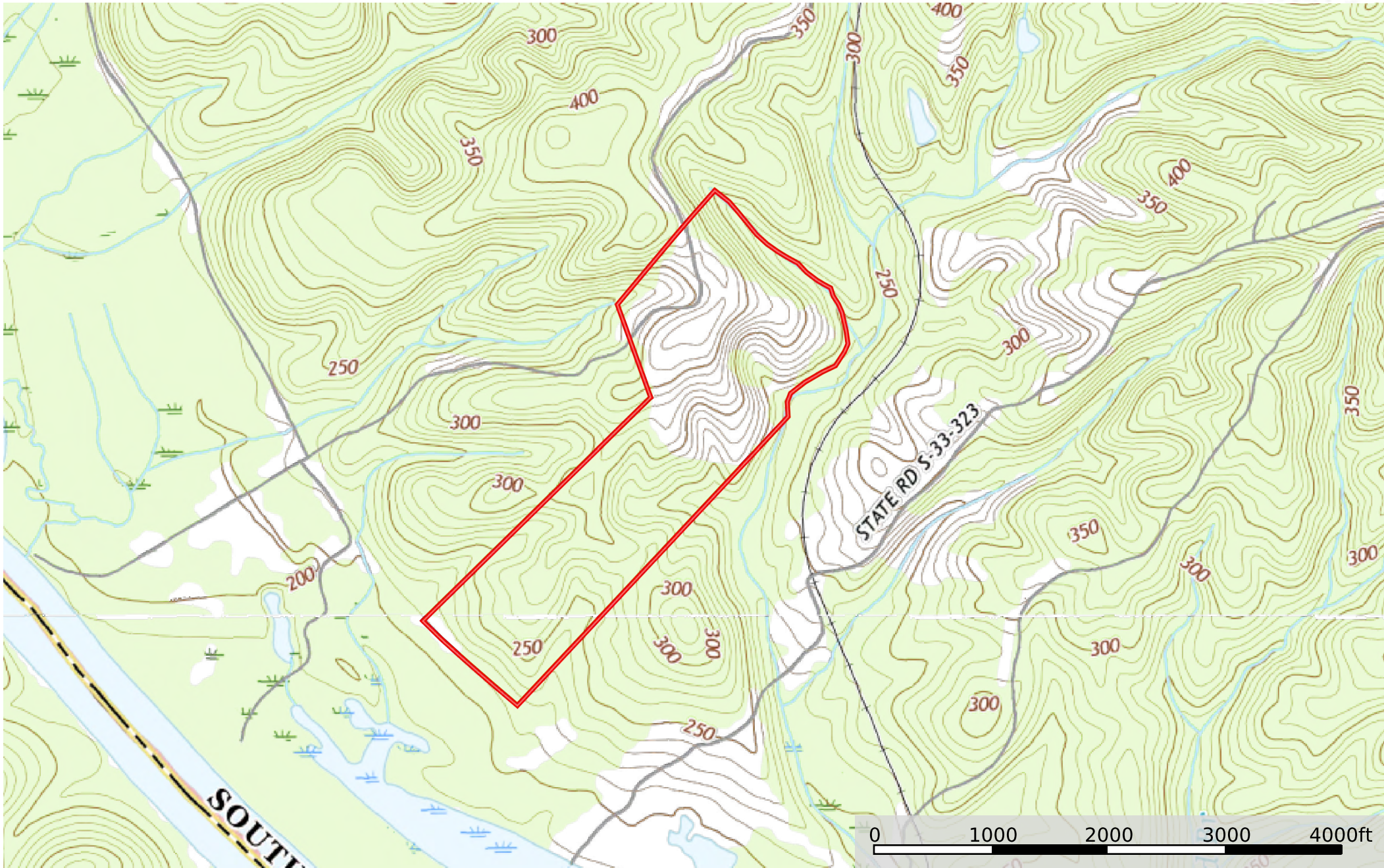
Smaller stands have been excluded to fit in the allowable space

The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability. 11/22/2022
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TractKey	Tract Name	StandKey	StandNum	Acres	EstablishDate	Age	Origin	TotalBA	BaseSiteIndex	CoverType	PreDomSpp	SWSawTons	SWCNSTons	SWFiberTons	HWSawTons	HWFiberTons
144000128	949D - Willingham	144000625	1	54.4435328	11/24/2015	7	Planted	53.04	58	Pine Plantation	Loblolly Pine	0.00	0	163.89	0	0
144000128	949D - Willingham	966000092	9	51.3166263	2/20/2011	12	Planted	116.64	58	Pine Plantation	Loblolly Pine	0.00	60.17	2475.85	0	0
144000128	949D - Willingham	144000626	2	10.2825925	1/1/1990	33	Natural/Seeded	101.87	58	Pine - Natural	Loblolly Pine	292.35	54.74	110.52	127.82	334.83
144000128	949D - Willingham	1995422747	13	2.17030794	1/1/1990	33	Natural/Seeded	101.87	58	Pine - Natural	Loblolly Pine	63.56	11.9	24.03	27.79	72.8
144000128	949D - Willingham	400003529	11	1.27442487	1/26/2015	8	None		58	NP - Wildlife Food Plot						
144000128	949D - Willingham	400002087	10	0.91165654	7/10/2009	14	Natural/Seeded		58	Hardwood						
144000128	949D - Willingham	1995422749	14	0.83185517	1/26/2015	8	None		58	NP - Wildlife Food Plot						
				121.230996								355.91	126.81	2774.29	155.61	407.63

Applied filters:
AVOID is 45065Hb0007

Although the information in this report is believed to be substantially correct, neither Seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, agents and employees, make no representations or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.



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