



SUNNY HILL III KERSHAW COUNTY, SC

342.62 +/- ACRES
\$1,558,921



PROPERTY DESCRIPTION

Sunny Hill Road III is located 8.5 miles northwest of Camden, SC, and approximately 35 miles east of Columbia, SC. The property boasts over 4,000 feet of frontage along Sunny Hill Road and an excellent interior road system suitable for vehicle travel throughout the property.

The landscape is diverse, with differing age classes of loblolly and longleaf pine plantations, along with mature hardwood consisting of white oak and red oak that produce an annual bumper crop of acorns for deer and turkey. The property is easily accessible, with good interior roads providing access throughout. The high percentage of upland soils allows for a variety of applications, including multiple homes along Sunny Hill Road. The eastern portion of the property adjoins a protected property that is thought to be the area where the Revolutionary Battle of Camden was fought.

PROPERTY FEATURES:

- Longleaf Plantation
- Close Proximity To Camden
- Close Proximity To Lake Wateree
- 4,000 Feet Of County Road Frontage
- High Percentage Upland Soils Suitable For Any Application

DIRECTIONS:

Beginning at the intersection of I-20 and Hwy 521 in Camden, take Hwy 521 North for 7.9 miles. Turn left onto Flat Rock Road and continue for 3.2 miles. Turn left onto Sunny Hill Road and continue for 0.36 miles. The property will be on the right.

CONTACT

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