



SUNNY HILL II KERSHAW COUNTY, SC

469.49 +/- ACRES

\$2,347,450



PROPERTY DESCRIPTION

Sunny Hill Road II is located 8.5 miles northwest of Camden, SC, and approximately 35 miles east of Columbia, SC. The property is accessed from county-maintained Sunny Hill Road, where it offers over 2,600 feet of frontage with multiple entry points.

The landscape consists of approximately 50% merchantable pine plantation ready for final harvest or thinning to improve habitat for deer, turkey, and quail. There are nearly 50 acres of 77-year-old hardwood along the creek bottom of "Grannie's Quarter Creek," adding an attractive water feature and diverse wildlife habitat. This area provides ideal turkey roosting grounds and travel corridors for whitetail deer.

As you enter the property from Sunny Hill Road, there are multiple mature, old-growth trees, including magnolias, cedar, and red oak, leading into what appears to be an old homesite from a bygone era. In addition, multiple hardwood ravines meander through the landscape, with mature white oaks producing annual crops of acorns for deer and turkey. This is an excellent property offering that is well-positioned for a weekend retreat or family compound with multiple potential homesites.

PROPERTY FEATURES:

- Mature Forest
- Immediate Timber Revenue
- High Percentage Upland Soils
- Excellent Interior Road System
- Close Proximity To Lake Wateree
- Frontage Along Grannie's Quarter Creek

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 1.36 miles. The property will be on the right.

CONTACT

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