



CLATTY FARM ROAD

COLLETON COUNTY, SC
106 +/- ACRES
\$593,600



PROPERTY DESCRIPTION

Discover 106 acres of versatile land located in Western Colleton County, just three miles east of the quiet rural town of Smoaks. This tract offers an exceptional blend of mature timber, open acreage, and strong wildlife habitat, making it ideal for recreation, investment, or a future homesite. Approximately 85 acres of mature pine and hardwood stand ready for harvest, providing immediate timber value and long-term management potential. In addition, 20 acres of open ground beneath power line rights-of-way create prime locations for wildlife food plots, agricultural use, or the development of a productive dove field. The property features over 1,400 feet of road frontage on both sides of Clatty Farm Road, offering excellent access and multiple entry points.

With a landscape that supports healthy deer and turkey populations, this tract is well-suited for hunters and outdoor enthusiasts seeking a private retreat.

PROPERTY FEATURES:

- Road Frontage
- Interior Road System
- 85 +/- Acres of Mature Pine & Hardwood
- 20 +/- Acres of Open Land Suitable for Food Plots

CONTACT

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