



REVOLUTIONARY TRAIL FARM

ALLENDALE COUNTY, SC

587 +/- ACRES
\$3,195,800



PROPERTY DESCRIPTION

Revolutionary Trail Farm is located in lower Allendale County, just 47 miles from Augusta, GA. This area of Allendale County is widely known to be a productive, game-rich area of the Lowcountry. The property features professionally managed timber with diverse age classes of genetically improved Loblolly pine.

The property includes 406 acres of planted pine, 62 acres of natural pine, and 85 acres of hardwood. Approximately 92 acres of pine are ready for the first thinning, controlled fire, and timber stand improvements. This management will provide immediate cash flow for a new buyer and the development of high-quality habitat for wildlife.

The farm is easily accessible with a good internal road system and includes a 60x22 pole shed/tractor barn, an old farmhouse, a serviceable well, and electricity on site. There is also a 14-acre spring-fed pond that could be restored for recreational opportunities. The topography ranges from 200 to 290+ feet, and the mix of scattered hardwood and pine diversity offers excellent wildlife habitat for deer, turkey, and quail.

SHOWINGS BY APPOINTMENT ONLY. MUST BE ACCOMPANIED BY LISTING AGENT.

PROPERTY FEATURES:

- Old Farm House
- 60x22 Tractor Shed
- Internal Road System
- Spring-Fed Pond Site
- Serviceable Well & Electricity
- Diverse Managed Pine Stands & Hardwood
- Several Established Food Plots & Mature Sawtooth Oak Groves

DIRECTIONS:

From the intersection of 301/125/278 in Allendale, SC, travel 8.3 miles west on US Highway 278 to SC Highway #3 and turn left. Travel south on Highway #3 for 3.25 miles to Revolutionary Trail Road and turn right. In .5 miles after passing the historic Gillette United Methodist Church and Bates Road, the property is on both side of Revolutionary Trail Road.

CONTACT

Scott Rhodes, SCRF #1579
O: 803.671-1058
Email: strforester@gmail.com
www.CrosbyLandCo.com