

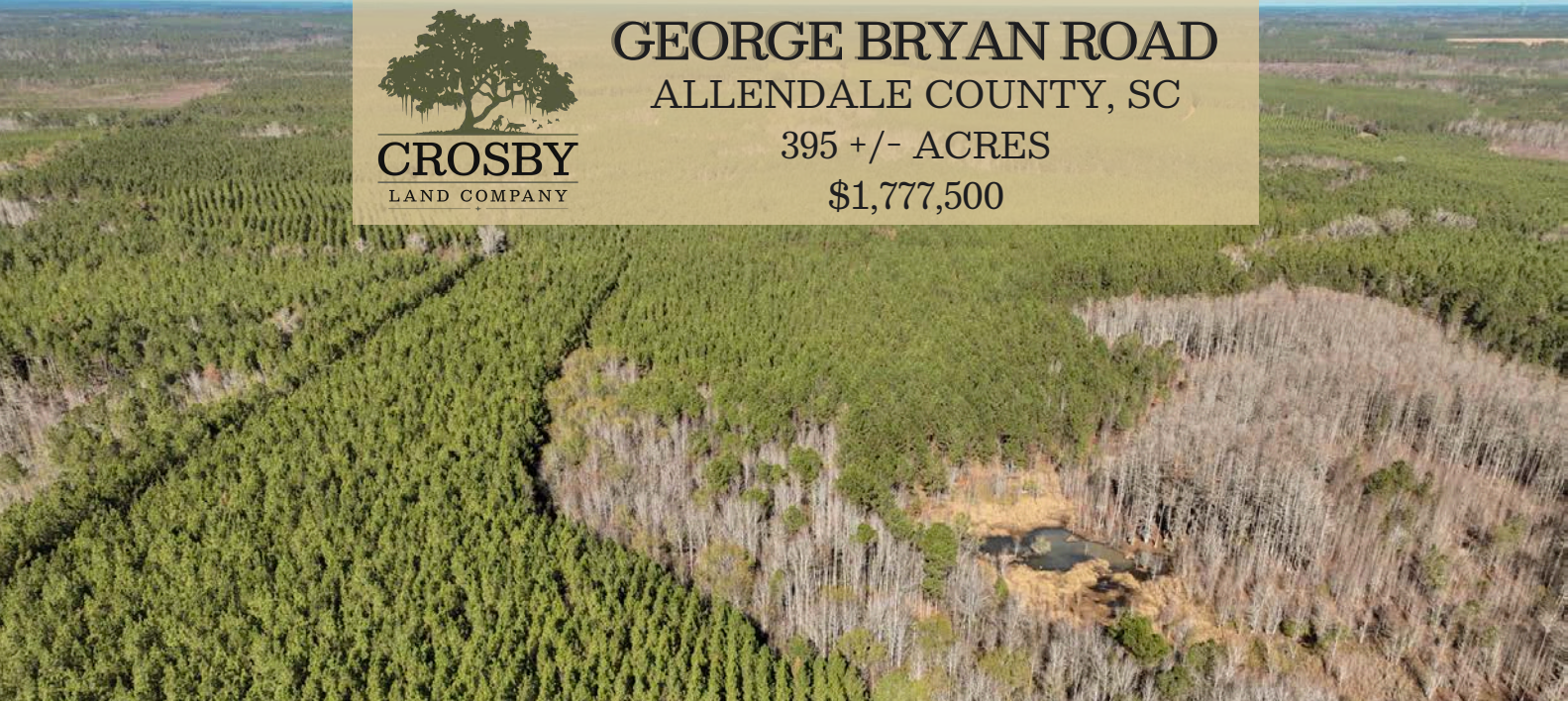


# GEORGE BRYAN ROAD

## ALLENDALE COUNTY, SC

395 +/- ACRES

\$1,777,500



### PROPERTY DESCRIPTION

The George Bryan Road offering is one of the most diverse properties currently available in the region. The property boasts a total of four Carolina Bays, ranging in size from 0.5 acres to 10 acres. These are naturally isolated wetlands that will seasonally flood during wet periods. These natural ponds provide a rich and diverse habitat for a wide range of wildlife, including wood ducks, wading birds such as herons, egrets, and wood storks. Deer and turkeys are naturally drawn to these areas for travel corridors, water, and turkey roosting. The landscape also offers varying age classes of productive loblolly stands, ranging from 20 to 8 years old, on highly productive soils. These upland soils are conducive to upland bird habitat as well as wildlife food plots or a dove field, depending on the next owner's interests. There are multiple shooting lanes and established wildlife feeding plots that attract large numbers of deer and turkey to the area.

The location of this property is top-tier, with well-managed surrounding properties providing privacy and seclusion in an area where land is rarely available.

### PROPERTY FEATURES:

- Upland Soils
- Excellent Location
- Mature Cypress Ponds
- Excellent Interior Roads
- Well-Stocked Timber Stands

### DIRECTIONS:

From Allendale, take US-301 (Burton's Ferry Hwy) for 5.5 miles. Take a right onto George Bryan Road and in 700 feet the property will be on your left.

### CONTACT

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