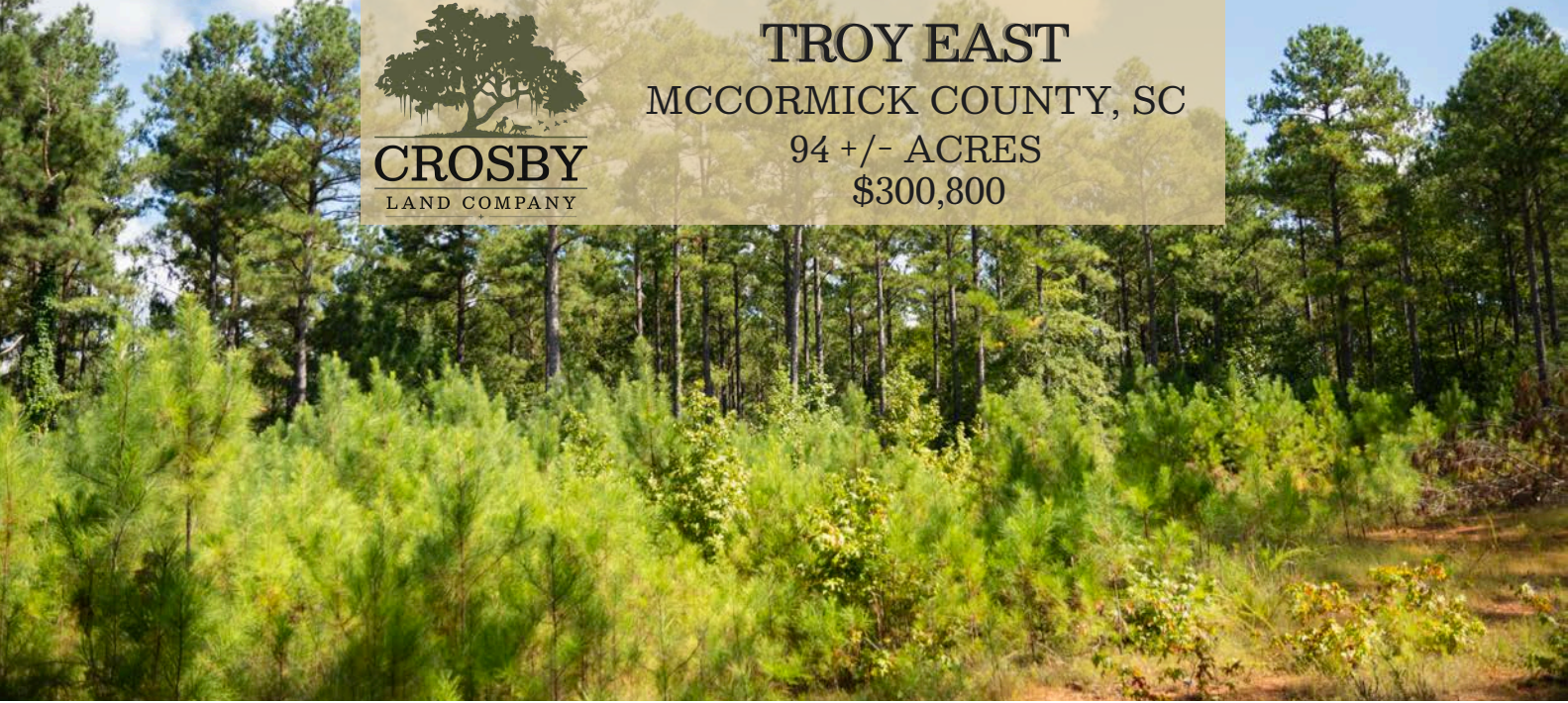


TROY EAST

MCCORMICK COUNTY, SC
94 +/- ACRES
\$300,800



PROPERTY DESCRIPTION

The Troy East Tract combines investment-grade timberland with strong recreational potential across 94 acres. The property includes 44.47 acres of replanted clearcut, creating outstanding wildlife habitat and long-term growth potential, along with 32.64 acres of well-stocked loblolly pine that are approaching their next management milestone. Another 15.06 acres of mature hardwoods add natural diversity, seasonal streams, and scenic character.

With 1700 feet of frontage along Triple C Road, the tract is easily accessible and features a partial internal road system. Its private setting makes it ideal for a hunting retreat, future homesite, or long-term timber investment. Proximity to the Sumter National Forest and Lake Strom Thurmond provides additional opportunities for hunting, fishing, and outdoor recreation on tens of thousands of acres of public land.

PROPERTY FEATURES:

- County Dirt Road
- Natural Pine and Hardwood
- Merchantable Pine Plantation
- Permanent Residential Potential
- National Forest and Lake Thurmond Access

DIRECTIONS:

From Troy take Main St W., which turns into Greenwood St, and continue for 2 tenths of a mile. Turn left onto Hall St., which turns into Charleston Rd W., for 1.3 miles. At the fork take the left fork entering into the US Forest Service Lands and continue on a public dirt road for .5 miles. Property will begin on the right.

CONTACT

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