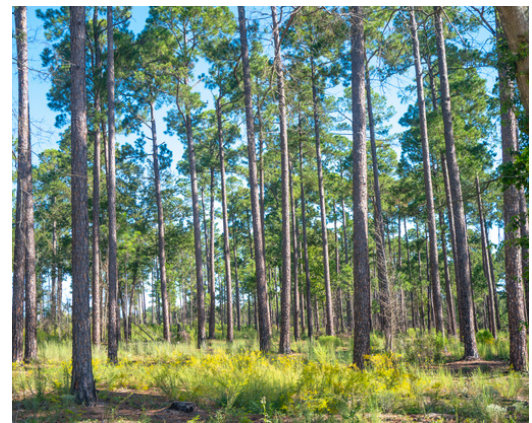
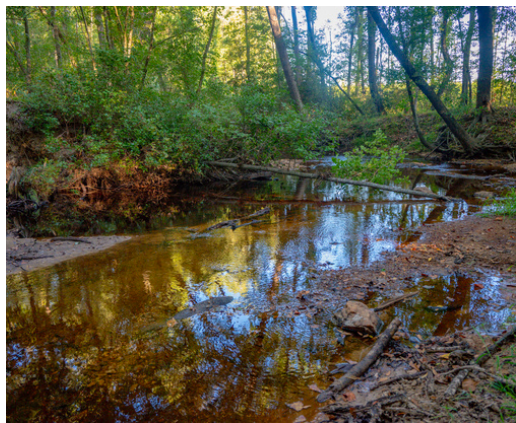




VAUGHNS MILL POND ROAD II

KERSHAW COUNTY, SC

582.13 +/- ACRES
\$2,561,372



PROPERTY DESCRIPTION

Vaughns Mill Pond Road II is located only 7 miles north of Camden, SC, and approximately 35 miles east of Columbia, SC. The property consists of 77% upland soils suitable for a variety of applications, including enhanced wildlife management, timber production, and residential sites. This is a high-quality property that would be an ideal setting for the implementation of upland game bird habitat.

Approximately 62% of the landscape consists of longleaf pine plantations ranging from 2 to 8 years old. With proper management, this habitat is ideal for quail. A hardwood creek bottom runs north to south along the entire length of the property, providing excellent turkey roosting habitat, a natural water source, and mast-producing oaks. These natural features serve not only as a food source but also as an important travel corridor for mature whitetail deer.

The property is easily accessible from Vaughns Mill Pond Road, with multiple entrance points and an excellent interior road system. This is a quality property with significant upside potential. Whether looking for a weekend retreat or permanent family compound, Vaughns Mill Pond Road II is a must-see property.

PROPERTY FEATURES:

- Upland Soils
- Multiple Entry Points
- Hardwood Creek Bottom
- Excellent Interior Road System
- 62% Longleaf Pine Plantations
- Excellent Deer, Turkey And Quail Habitat

DIRECTIONS:

Beginning at the intersection of I-20 and Hwy 521 in Camden, turn left onto US-521 N and continue for 4.1 miles. Turn left onto N. Liberty Hill Road and continue for 3 miles. Turn slight right onto Vaughns Mill Pond Road. The property will be on the right.

CONTACT

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