



SUNNY HILL I KERSHAW COUNTY, SC

381.01 +/- ACRES

\$1,857,424



PROPERTY DESCRIPTION

Sunny Hill Road I is located 8.5 miles northwest of Camden, SC, and approximately 35 miles east of Columbia, SC. The property offers a high percentage of upland soils with a good mix of mature loblolly pine plantations and hardwood creek bottom, including frontage along “Grannie’s Quarter Creek.” This bold stream flows throughout the year, offering an attractive water feature and excellent habitat diversity with mature, old-growth hardwood.

Merchantable timber covers approximately 48% of the landscape, creating the potential for immediate revenue streams. With improved habitat management, much of the acreage is suitable for upland bird habitat. An excellent interior road system provides sufficient access to all portions of the property. This is an excellent offering with great potential to be groomed into a high-end sporting property.

PROPERTY FEATURES:

- Established Food Plots
- Excellent Interior Road System
- Immediate Timber Revenue Streams
- High Percentage Of Upland Soils
- Close Proximity To Lake Wateree

DIRECTIONS:

Beginning at the intersection of I-20 and Hwy 521 in Camden, take Hwy 521 North for 7.9 miles. Turn left onto Flat Rock Road and continue for 3.2 miles. Turn left onto Sunny Hill Road and continue for 1.91 miles. The property will be on the right.

CONTACT

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