

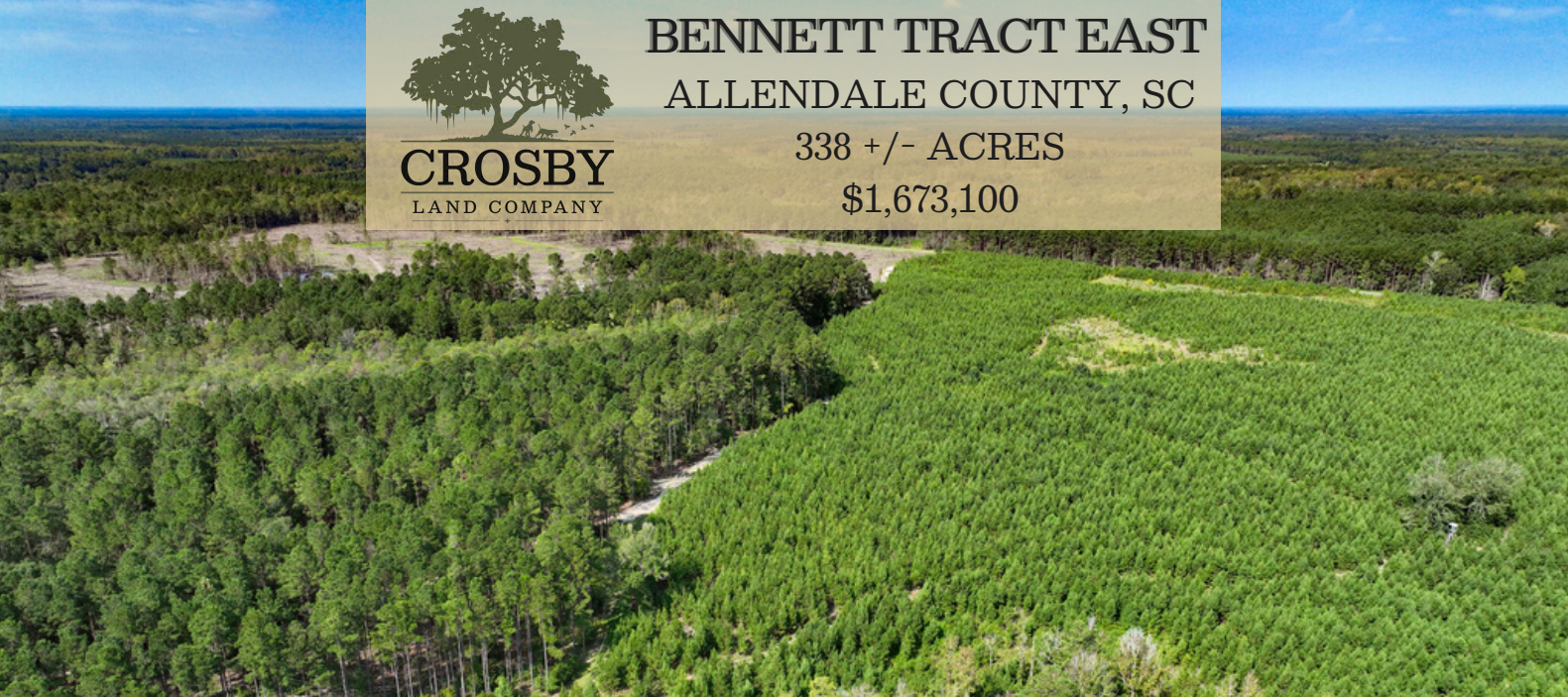


BENNETT TRACT EAST

ALLENDALE COUNTY, SC

338 +/- ACRES

\$1,673,100



PROPERTY DESCRIPTION

Bennett Tract East is located on Cedar Knoll Road in lower Allendale County, just 66 miles from Augusta, GA, and 67 miles from Bluffton. Lower Allendale County is widely recognized as 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 222 acres of planted pine, 37 acres of bay hardwood, and 70 acres of clear-cut scheduled to be reforested with longleaf pine. Approximately 32 acres of the pine trees are mature, and 76 acres are within two years of a scheduled first thinning, controlled fire, and timber stand improvements. With immediate cash flow, high-quality wildlife habitat can be advanced through timber stand improvements and controlled fire to develop your dream hunting property.

The Bennett Tract offers excellent access and a well-maintained internal road system, providing easy access to all parts of the property. The property is surrounded by larger-than-average land holdings with Groton Plantation and Milbury Plantation nearby, as well as other large properties. The Savannah River is a quick drive and provides access to incredible fishing, waterfowl hunting, and the 15,000-acre Tuckahoe WMA in Georgia, with Cohen's Bluff boat landing only 4.5 miles away. The property is protected under a conservation easement through Lowcountry Open Land Trust.

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

PROPERTY FEATURES:

- Abundant Wildlife
- Quality Managed Pine Stands
- Excellent Location & Neighborhood

DIRECTIONS:

From Estill, SC, travel 15 miles west on Highway #3 to Cohen's Bluff Road and turn right, then immediately left on Cedar Knoll Road. In 3 miles, the property will be on your right.

From Allendale, SC, travel south on Bluff Road for 8.7 miles to Cedar Knoll Road, then turn left. In .75 miles, the property will be on your left.

CONTACT

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