

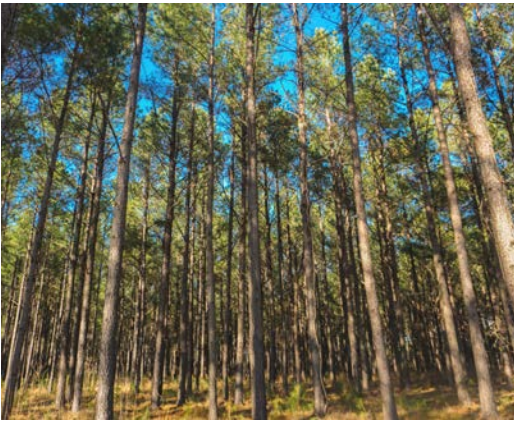


## LITTLE GRUBER SOUTH

COLLETON COUNTY, SC

68 +/- ACRES

\$383,040



### PROPERTY DESCRIPTION

Little Gruber South is located along historic Oregon Road near the White Hall community in Colleton County, SC. The property is in the heart of the ACE Basin where properties are rarely available to the public. The upland region consists of pine plantation established in 2003 that has been thinned one time and is now ready for a second thinning. This region transitions to a mature hardwood bottom that borders Folly Creek. This is a rich and diverse habitat that provides for waterfowl, deer, and turkey. The property is well-positioned to provide ample hunting adventures for outdoorsmen or could easily serve as a permanent residential site or weekend getaway. This is a quality property offering with a lot of upside potential.

**\*This property offering is subject to a timber reservation that will include a thinning of the pine plantation only\***

### PROPERTY FEATURES:

- Mature Hardwood Bottom
- Pine Plantation
- County Road Frontage
- Ace Basin
- Conservation Easement Potential

### DIRECTIONS:

From Walterboro take SC-303 (Greenpond Highway) south for 10.2 miles. Turn right on Clover Hill Road and continue for .8 miles. Take a left onto Oregon Road and the property will be on the right in .4 miles.

### CONTACT

Todd Crosby BIC, ALC

O: 843.782.5700

Email: [todd@crobylandco.com](mailto:todd@crobylandco.com)

[www.CrosbyLandCo.com](http://www.CrosbyLandCo.com)