



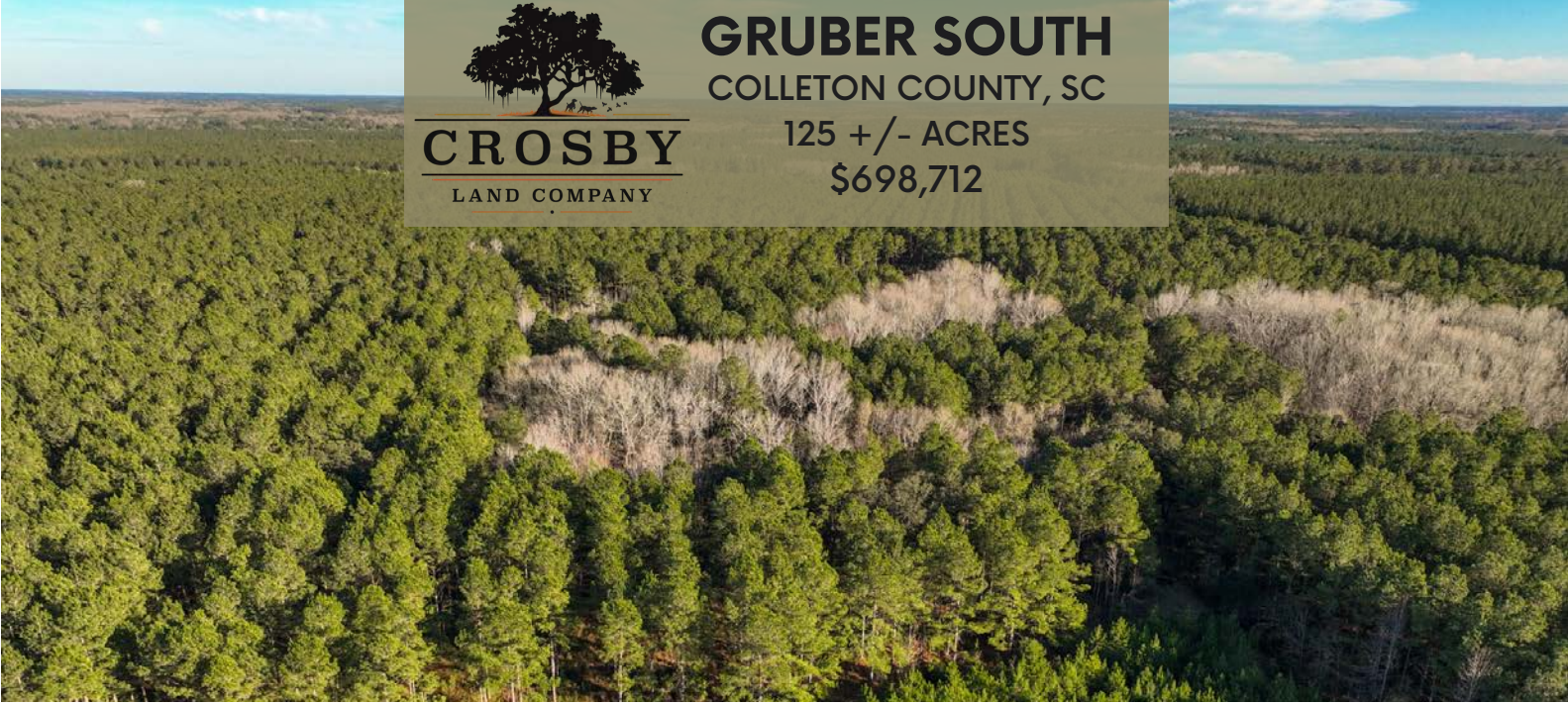
CROSBY
LAND COMPANY

GRUBER SOUTH

COLLETON COUNTY, SC

125 +/- ACRES

\$698,712



PROPERTY DESCRIPTION

Gruber South tract is located along historic Oregon Road near the White Hall community in Colleton County, SC. The Gruber property is in the heart of the ACE Basin where properties are rarely available to the public. This property offers upland pine plantations established in 2003 that have been thinned one time and are ready for a second thinning. The hill gives way to a mature hardwood bottom located along the crest of the hill with multiple large live oaks creating a picturesque setting. These flooded hardwoods are the headwaters of Folly Creek which eventually makes its way to the Combahee River; this natural feature attracts waterfowl and provides habitat diversity for deer and turkey. This property is well-positioned to provide excellent hunting opportunities for sportsmen or serve as a permanent residential site. 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:

- County Road Frontage
- ACE Basin
- Pine Plantation
- Mature Hardwood Bottom
- 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 .5 miles.

CONTACT

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