



MARVIN FARM
COLLETON COUNTY, SC
357 +/- ACRES
\$1,998,024



PROPERTY DESCRIPTION

The Marvin Farm is located near the community of Hendersonville, SC, and in the heart of the ACE Basin of Colleton County. This is a uniquely diverse property offering mature hardwood bottomland that borders a bold freshwater stream, as well as a multi-age class pine forest. The hardwood forest is estimated to be over 80 years old and comprises approximately 22% of the total acreage.

This area offers a rich and diverse habitat, with mast-producing trees supporting a variety of wildlife, including an abundance of turkeys and a high-quality deer herd. The upland region is equally diverse, with varying age classes of pine plantations. The newly reforested acreage consists of 3-year-old pine plantations and some older stands that are approaching sawtimber size and form. These younger stands can provide excellent bedding and cover for deer, while the older stands can be commercially thinned to enhance upland game habitat. Located throughout the property are several established food plots and well-positioned shooting lanes. The property is easily accessible, with an improved road system, some of which has been conditioned with gravel for year-round accessibility.

This is a unique opportunity to acquire a well-appointed property in a region where land availability is scarce.

PROPERTY FEATURES:

- Diverse Habitat
- Freshwater Creek
- Established Food Plots
- Extensive Road System with Drainage
- Excellent Neighboring Property Owners

DIRECTIONS:

From Hendersonville, take Black Creek Road headed west. Turn left onto Mewville Road, and travel for one tenth of a mile, and the property begins on the left. Continue for ¾ of a mile, and the gate is located on the left.

CONTACT

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