



**WILLINGHAM**  
MCCORMICK COUNTY, SC  
126 +/- ACRES  
\$459,426



## PROPERTY DESCRIPTION

The Willingham property offering is located in McCormick County, SC only 15 miles from North Augusta, SC, and 19 miles from Augusta, GA. In addition, the property is conveniently located within 1 mile of the Savannah River and only 3 miles from Lake Clarks Hill. Both waterways have ample boat ramps and recreational areas for the owner and their family to enjoy water activities during the spring and summer months. Lake Clarks Hill is known for being one of the best freshwater fisheries in both South Carolina and Georgia.

The landscape of the property consists of 40% 12 year old pine plantation that is nearly ready for the first thinning, 43% 7 year old pre merchantable pine plantation, and 10% 33 year old pine that contains a high percentage of saw timber, while the remaining acreage consists of natural hardwood. There are multiple established food plot locations on site that one could utilize through planting for wildlife that would maximize the outdoor recreational use of the property while serving as excellent stand locations. The property footprint is long, which allows for it to hunt as a much larger property than the average tract of the same size. The location of the property offering makes it an ideal recreational tract for outdoor pursuits; it is also well suited for timber investment with potential revenue streams and could serve as a site for a permanent residence.

## PROPERTY FEATURES:

- Established Food Plots
- Internal Road System
- Pre-Merchantable Pine Plantation

## DIRECTIONS

From North Augusta, take SC-230 NW for 9 miles. Take a left onto Woodlawn Road, continue for 7.5 miles then turn right onto Highway 28 SW and continue for 3 miles. Take a sharp left turn at State Road S-33-113 and proceed onto Middleton Ferry Road for 1.9 miles followed by a left turn onto William Thurmond Sr. Drive and after 1.86 miles you have arrived.



## CONTACT

Todd Crosby; BIC, ALC

O: 843-782-5700 ~ M: 843-909-0159

Email: [toddcrosby@crosbylandco.com](mailto:toddcrosby@crosbylandco.com)

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