



Tract B751- Dooley Tract

355 Acres
Orangeburg County, South Carolina
Property Price : \$1,785,000 or
(\$5,028.45/acre)



Acreage:

355+/- acres

General Description:

If you are in the market for premier recreational and timberland property in South Carolina's Low Country, this exceptional opportunity deserves your attention. This parcel encompasses approximately 355 acres in Orangeburg County, conveniently situated between Branchville and I-95. With easy access to both I-95 and Highway 78, this property offers a unique advantage, whether you are traveling from Charleston, Columbia, or elsewhere in the region. Located on the Dorchester/Orangeburg County line, this must-see parcel is rich with merchantable pine plantations, providing the potential for immediate cash returns (details on the timber's age class are available upon request). The timber has been meticulously managed for both timber production and recreational use.

This area of the state is renowned for its abundant wildlife, including a high concentration of state-record deer and wild turkey. Notably, Orangeburg County is one of the Low Country counties with extended hunting seasons for whitetail deer (August 15 to January 1) and turkey (March 22 to April 30). The property is equipped with established food plots and seven tower stands, making it fully prepared for hunting.

Additionally, the parcel includes a 3-bedroom, 2-bathroom club home with a spacious deck, as well as an equipment shed stocked with everything needed to manage the property (see attached schedule for details). As we say in real estate, "Just bring your gun and toothbrush"—everything is included! This is a rare offering that you truly must see to appreciate.

Key Features:

Prime Location with Immediate Cash Flow Potential from Timber
Fully Equipped with Implements, Including Two John Deere Gators
Established Food Plots and Seven Tower Stands Ready for Hunting
Easy Access with Well-Maintained Interior Roads, Essential for Both Hunting and Timber Harvesting
1,500 sq. ft. Club Home Included

Don't miss out on this hunter's paradise—schedule your visit today!

Investment:

\$1,785,000 or (\$5,028.45/acre)

Tax ID:

0225-00-02-030.000 / 0227-00-03-014.000 / 0227-00-03-010.000

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Location/Directions:

From exit 77 (HWY 87-St. George BLVD) take HWY 78 west towards Branchville. Traveling west on HWY 78, you will continue through the Reevesville Community. Turn left on State Rd S-18-18 South (Durhams County Road). Turn right a next road (Connolly Farm Road). Turn right at the next stop (Mt. Pisgah Road). Parcel is approximately 400 yards of the left. Gated entrance on the left

before you reach Mt. Pisgah Church Road.

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

