

## 383 Acres - Abbeville County, South Carolina

Tract A823 (SOLD)



### Acreage

383 +/- Acres

### General Description

If you are looking for one of the best recreational tracts that the upstate has to offer, you need to look at this one! Property is located between Calhoun Falls and the beautiful Historical Town of Abbeville. These 383 acres have something for any outdoorsman. Property has thousands of feet of road frontage on Hwy 72 and is bordered on the west side by McKinley Creek and the east side by Little River. The southern boundary is where the two rivers connect. There is an abundance of deer and turkey. You can plant a dove field under the power line and enjoy duck hunting off the sloughs leading to the two rivers. Property also has a 13 acre pasture field which is ideal for the horse enthusiast or a pasture for cattle. As well as, enjoy wonderful fishing on the two rivers. Interior road system allows for easy access throughout the property. To make things even better, the property has an excellent stand of natural pines and hardwoods that are ready to be thinned. You have got to see this tract! Beautiful Tract!

### Location / Directions:

From Abbeville, take Hwy 72 west towards Calhoun Falls. Go approximately 3 miles before you reach Calhoun Falls and the parcel starts on your left at the crossing of Little River. Look for Advance Land and Timber signs.

### Agent:

Carwin Owens  
434-841-0784

Aerial Map 

