



Land&Timber

Hwy 28/221 Tract

+/- 116.5 Acres
Price: \$291,250 (\$2,500/ac.)



Location: Highway 28/221 and Jefferson Street, McCormick, SC

Tax ID #: 140-00-00-014

Utilities: Power, sewer, internet and phone available

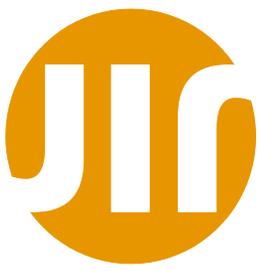
A very good timber investment tract with commercial potential adjacent to the McCormick Schools complex. The land features approximately 90 acres of 1994 pine plantation that has had its first thinning and will be ready for another in a couple of years. There are 15 acres of hardwoods along the headwaters of Benningsfield Creek, paved frontage on both US Highway 28/221 and Jefferson Street, an internal woods road with gated access, and gently rolling topography.

The year-round creek and hardwoods provide a good attractant for wildlife, and the habitat could be further enhanced for deer, turkey and other game by clearing and planting food plots. For the fisherman, nearby Lake Thurmond offers world class fishing for striped bass, largemouth bass and other species. The Dorn Boating Facility just 15 minutes away offers public access via a 6 lane boat ramp and plenty of parking.

Electricity, sewer, telephone and internet are available to the tract, allowing for a wide range of potential uses. With the addition of a home or a small cabin this could be an excellent recreational retreat! The tract is 5 minutes from McCormick, SC, 30 minutes from Greenwood, SC, 45 minutes from Augusta, GA, and 1.5 hours from Greenville, SC and Columbia, SC.

No warranty, expressed or implied, is made regarding the accuracy of the information contained herein, and it is submitted subject to errors, omissions, change of price, withdrawal without notice, and to any other special listing conditions imposed by our principals.

Offered by Claude Alexander · 864-993-7763 · www.JIRLand.com



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**SGS Tract
+/- 116 Acres**





Highway 28/221 Timber Tract

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Tract is located on Highway 28/221 near McCormick, SC. It has a locked gate and is shown strictly by appointment only!

