



Augusta Road Acreage

JenksIncRealty

Tract Size: 106 +/- acres
Price: \$975,000
Zoning: None
Utilities: Power & Water
Frontage: 1,700 ft. on Augusta Rd.
Location: Pelzer, SC



Trophy Whitetail, Oct. '09

This tract has it ALL! 4 food plots and a 2 +/- acre duck pond that can be drained, planted, and flooded. A well has already been tapped for this use. An 800x100 ft. cleared strip lies underneath the power line and has been successfully planted for dove hunting. This tract also includes 50% interest in second 2 +/- acre pond on the northern boundary line. The interior of the tract is surrounded by 40 +/- acres of mature hardwoods, 13 +/- acres of 5 year-old cutover provides great cover for deer, and there are 50 +/- acres of 19 year-old pines that have been thinned. This tract has been strictly managed for trophy whitetails, turkeys, and ducks for 25 years and is next door to 35 +/- acres of duck impoundments that have been in existence since 1996!! This tract offers quality hunting for deer, ducks, turkey, and dove only 20 minutes from downtown Greenville!!

Rusty Hamrick (864) 230.0694

Charlie Reynolds (864) 238.7471



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Existing Food Plot



Mature Hardwoods



Dove Hunting



Floodable Duck Pond

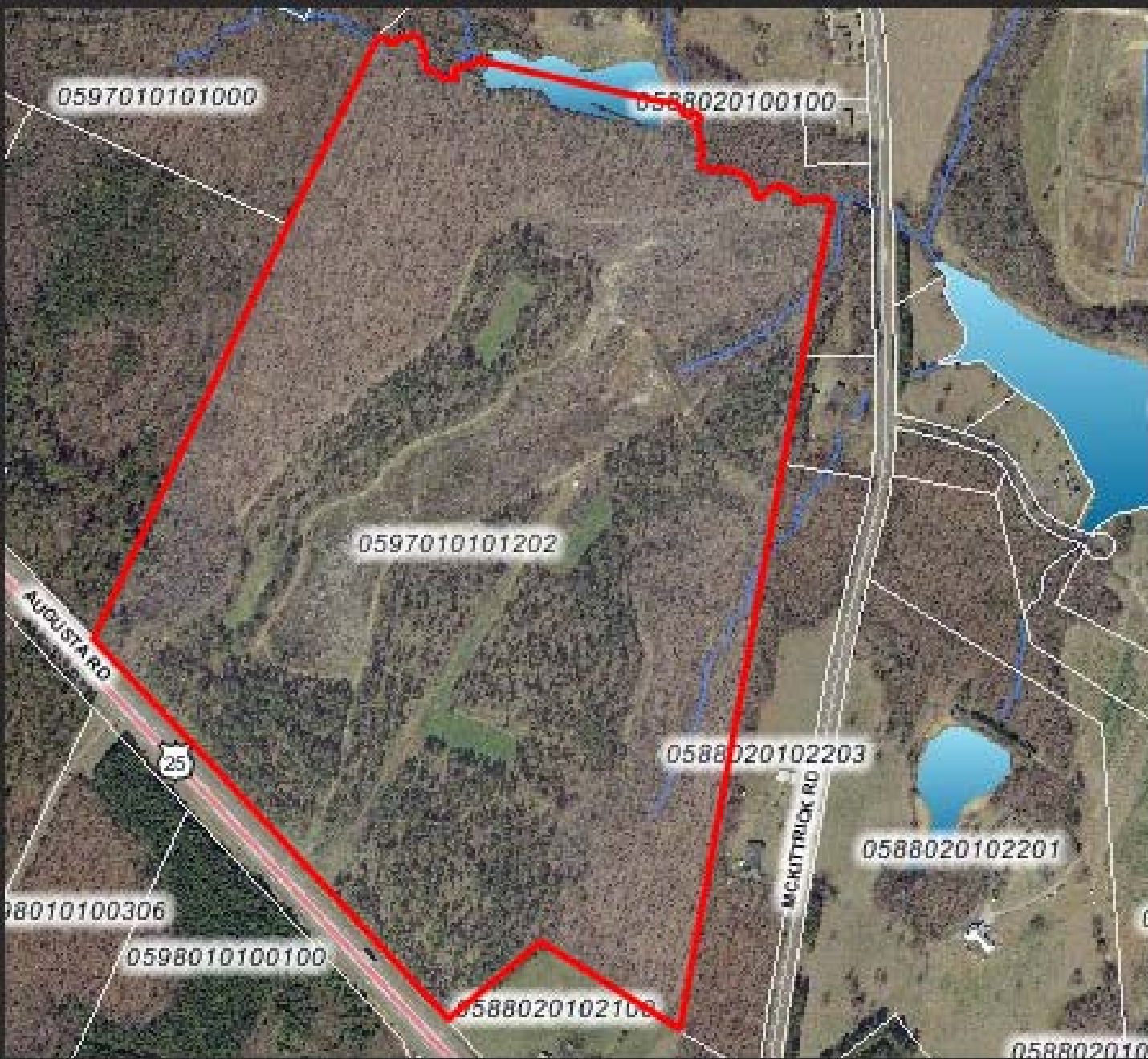
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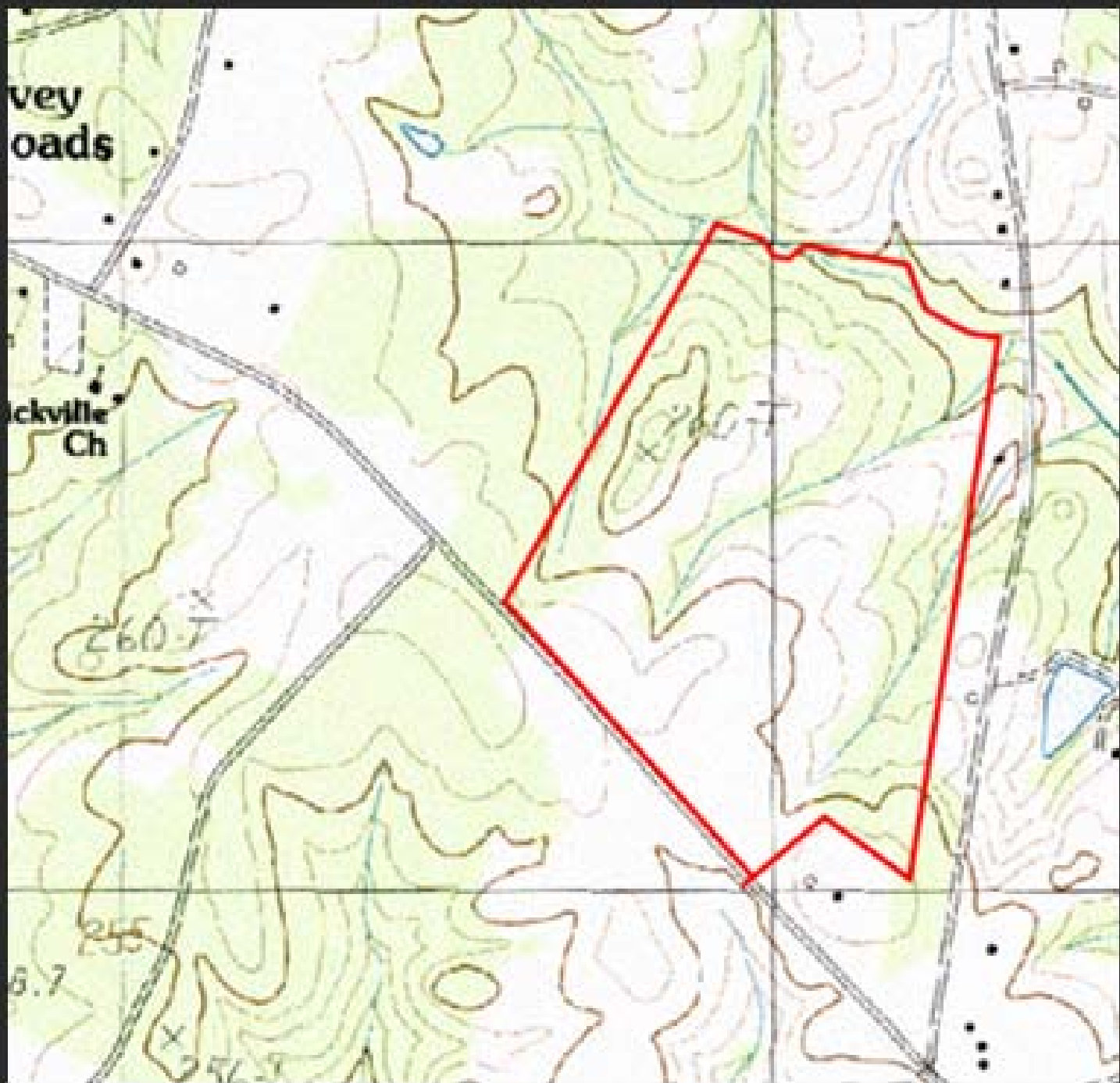
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Tract Location

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