



JenksIncRealty

Calhoun Creek Tract 401

Tract Size: 860+/- Acres (with abundant frontage on Calhoun Creek)
Price: ~~\$2,150,250~~ ***New Price: \$1,690,000***
Zoning: AG1
TID #: 120-00-00-001
Tract Location: Old Calhoun Falls Road, Abbeville, SC

Timber management at its finest. This tract features a variety of well managed timber with the potential for outstanding revenue in addition to retaining recreational opportunities for outdoor enthusiasts. Contact Tim Burke at 864-980-3684 to schedule an appointment to view this property.



Revenue generating managed timber



Outdoor recreational opportunities

Call Tim Burke 864-980-3684
www.jenksinrealty.com



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860 +/- acres beautifully managed for timber revenue and outdoor recreation.



Bottom areas on Calhoun Creek provide the potential for second-to-none duck impoundment with very little cost. Currently planted in millet, the area could be flooded with ease.

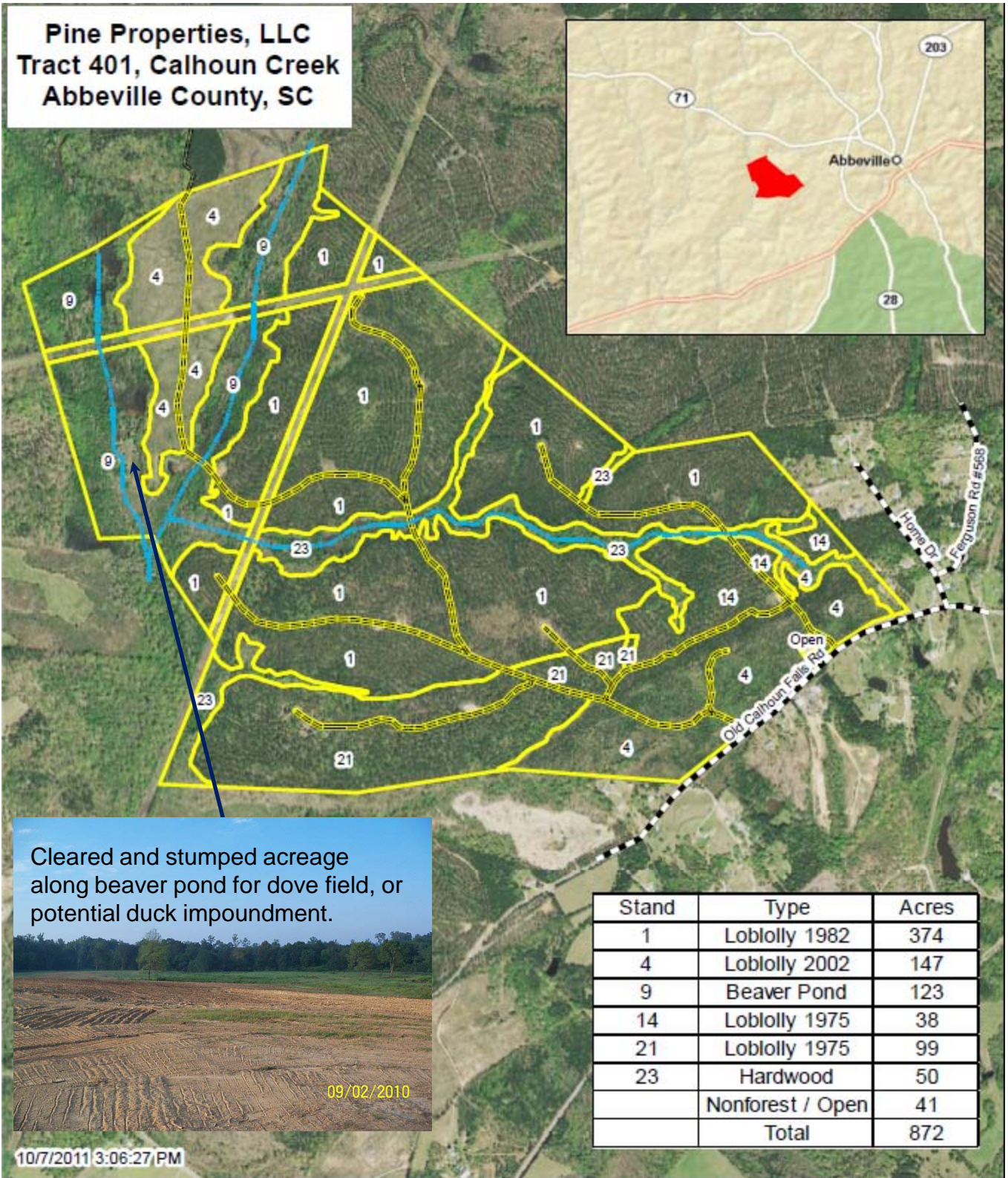
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Pine Properties, LLC
Tract 401, Calhoun Creek
Abbeville County, SC



Cleared and stumped acreage along beaver pond for dove field, or potential duck impoundment.



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| Stand | Type | Acres |
|-------|------------------|------------|
| 1 | Loblolly 1982 | 374 |
| 4 | Loblolly 2002 | 147 |
| 9 | Beaver Pond | 123 |
| 14 | Loblolly 1975 | 38 |
| 21 | Loblolly 1975 | 99 |
| 23 | Hardwood | 50 |
| | Nonforest / Open | 41 |
| | Total | 872 |

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