



## 133 ACRE HUNTING/TIMBERLAND TRACT FOR SALE ON THE BANKS OF PALMER LAKE AND THE LITTLE PEE DEE RIVER IN MARION COUNTY, SC!

### WITHDRAWN

**Unique tract of timberland with excellent access to SC 41, Palmer Lake, and Little Pee Dee River. Excellent wildlife habitat for ducks, deer, turkeys, and small game!! It's a 133-acre GEM!**

Few tracts come available that will challenge this one as being the perfect tract of land for the outdoors family. Situated in rural Marion County lies the 133-acre Palmer Lake Timber Tract. This tract is a true gem with excellent access including over 1,000 feet along SC 41, interior roads, and then a private roadway access via Palmer Lake Road. Tract contains over 100 acres of 15-18 year old planted pine and the balance as mature, old growth bottomland hardwoods towering towards the sky. The majority of the tract is very high and dry for a wide range of uses, but if hunting is your primary use, this tract is a mecca and truly an exquisite parcel with supreme wildlife habitat for deer, turkey, and small game. The tract is made up of two parcels including the main 132-acre site with frontage along Little Pee Dee River and Palmer Lake. But there is also a 1-acre lot including as part of the sale that borders Palmer Lake and Palmer Lake Road. River lot is moderately well drained and ideal for a small home or cabin right on beautiful Palmer Lake. Access to both Palmer Lake and Little Pee Dee River offers private access to some of the best redbreast and bass fishing in the state too!

This tract contains a valuable timber resource that could be thinned for some immediate income. Tract is rich in wildlife, including deer, turkey, and lots of small game to boot. It's the perfect getaway to hunt and recreate along the water or to build a home and live the life of solitude and luxury. It's a true oasis every outdoors man would dream of having under their ownership and control!

This property is being offered by Jeff Burleson, S.C. Broker of Mossy Oak Properties/Land and Farms Realty. Burleson is both a North and South Carolina Registered Forester and a Certified Wildlife Biologist. Let Jeff connect you with the right piece of property that will entertain your wild side with game galore and excellent income earning potential. If you are looking to buy rural or suburban land in North Carolina or South Carolina, then working with Jeff Burleson is the natural choice.-

### MORE DETAILS

**Address:**

Off Hwy 41  
Marion, SC 29571

**Acreage:** 133.0 acres

**County:** Marion

**MOPLS ID:** 23902

**GPS Location:**

33.977400 x -79.352200

**PRICE: \$499,900**

### CONTACT AGENT

