



## 39 ACRES OF AGRICULTURE/TIMBERLAND FOR SALE IN HORRY COUNTY SC!

### ACTIVE

**Awesome Hunting Tract 16 acres of tillable land, 23 acres of woodlands, excellent through access, and 400 feet of road frontage!**

Right along SC HWY 9 lies the Duford Tract with 400 foot of road frontage and over 3,000 feet to the back. Tract contains a highly fertile, agriculture field at the back of the tract bordered by woods on two sides perfect for a home site or a place to zero in on a big whitetail or long-bearded gobbler. Tract has 23 acres of woodlands with a growing stand of young pine and hardwood species that are literally flooded with deer tracks and trails beat down to the dirt by heavy-footed ungulates. It's a wildlife-rich farm ready for a new buyer to take under control. Since the tract is right on SC HWY 9 and only a few minutes outside of Loris and Green Sea Floyds High School, tract offers a good potential development opportunity. Soils on the fields are predominantly Goldsboro Sand that is well known for its drainage and excellent fertility. And the woodlands are mostly Woodington that is well known to grow a healthy pine tree. This is another one of those tracts that could be well suited for a wide variety of uses from development to hunting and endless recreation. The farm lease could be continued to provide annual income on the open land for some annual income.

Since the Little Pee Dee River is less than five miles away, the rear field could be an ideal place to construct a duck impoundment to have some world class duck hunting. Tract is rich in wildlife, including deer, turkey, and lots of small game to boot. It's an ideal tract for a wide variety of uses. The tract is just a few minutes from Green Sea, Nichols, and Loris with Myrtle Beach less than 40 minutes away.

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 SC HWY 9  
Nichols, SC 29581

**Acreage:** 39.9 acres

**County:** Horry

**MOPLS ID:** 24002

**GPS Location:**

34.173400 x -79.039800

**PRICE: \$240,000**

### CONTACT AGENT

