



## SOLD!! 101.67-ACRE HUNTER'S HAVEN FOR SALE IN MARION COUNTY, SC!

**SOLD**

**Hunter's Haven To Pursue Waterfowl, Wild Turkeys, and Whitetail Deer in Marion County - Less Than One Hour From Myrtle Beach, Including Living Quarters With Power, Water, and Septic Already in Place!**

Hunters or outdoors people looking for a getaway close to major roads and in God's country can stop looking right now. If you have been looking for the perfect tract of land to come on the market to chase your feathered and furry targets, your search can now be over. This hunter's haven is just off HWY 41 only 5 miles south of HWY 501/US 76 in Marion County, South Carolina. This tract of land comes with a whopping 101.67 acres of land covered in wildlife habitat with a wide mixture of bottomland hardwoods, cypress gum swamp, upland pine/oak ridges, majestic oaks, and open grassy food plots to boot. Tract encompasses a large slice of Flat Swamp that serves as a significant wildlife corridor that connects a large wilderness region to Catfish Creek to the west. And while a large portion of this tract is within Flat Swamp, this tract has significant high-ground acreage available along both the northern and southern boundaries. This tract is home to and thriving wild turkey, deer, squirrel, duck, and rabbit population. And there are is a nomadic population of wild hogs in the vicinity that can be seen on this site on occasion. Tract contains a mixture of timber age classes from 60 year old pine, white oak, and cypress to a 15 year-old stand of cypress and tupelo. Swamp region holds water most of the year and is known locally to host resident and migrant waterfowl population. A linear food plot is found along the western side of the property that is doused with dusting areas from turkeys and big scrapes from whitetail bucks. This tract is ideal for the hunter looking for an excellent place to hunt, but it also has an established place under a roof to rest and stay a few days with power, water, and a septic system already in place. Property is accessed from several locations including along HWY 9 and then along Todd's Road. This tract is well suited for the wildlife enthusiast with the opportunity to take plenty of wildlife or for the person looking for solitude and relaxation within a rustic setting. Tract contains a significant timber component with current and future opportunities for timber income from thinning to clearcutting options.

This tract is found just south of the City of Marion and only 5 miles from US 76/US 501. Tract is also less than 1 hour from Myrtle Beach and 20 minutes from Florence.

This property is being offered by Jeff Burleson, S.C. Broker in Charge 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:**

1312 Todd Road  
Marion, SC 29571

**Acreage:** 101.7 acres

**County:** Marion

**MOPLS ID:** 26722

**GPS Location:**

34.092400 x -79.419800

**PRICE: \$275,000**

### CONTACT AGENT

