



## SOLD!! 148 ACRE HUNTING PARADISE FOR SALE IN HORRY COUNTY, SC!

**SOLD**

**Unique tract of hunting land with 20 acres of fields, 3 acres of home sites, 11 acres of open water swamp, 3/4-acre pond, and 125 acres of mature timberland with excellent habitat for ducks, deer, turkeys, and small game!! It's a real 148-acre GEM! Call Jeff Burleson at [843-685-2408](tel:843-685-2408) to schedule a showing today!**

Few tracts come available that will challenge this one as being the perfect tract of land for the outdoors family. Situated in a rural section of Horry County within the Green Sea Community lies the 148-acre Todd's Ferry Tract. This tract is a true masterpiece with excellent habitat for deer, turkey, small game, and several areas with open water swamp, a.k.a. waterfowl havens! Tract has a mixture of fields, wooded swamp, open water swamp, high ridges, and flat woods teeming with mature pine, cypress, and bottomland hardwoods that is perfectly setup for a hunting retreat less than 35 minutes from Myrtle Beach. Tract also has over 3,000 feet of road frontage along Long Branch Swamp Road and HWY 792. The tract is found on both sides of Long Branch Swamp Road and on both sides of HWY 792. And the tract has a small, 1950's era block home that could be set up as a hunting cabin. In addition to the block home, there are 7 mobile home lots already set up with all utilities already in place as well. The four agriculture fields are perfectly situated to be used for large food plots or the possibility of converting one or all to waterfowl impoundments.- The majority of the woodlands are mature pine and hardwoods with runs of cypress intertwined throughout and are considered very open for this part of the state. In addition to the heavily treed areas, the rear of the property to the south and to the extreme north contains open water swamp covered in emergent aquatic vegetation that is perfect for supporting a resident and migrant waterfowl population. This tract could be used for growing timber with some residential potential along the road frontage, but if hunting is your goal, this tract is a mecca and truly an exquisite parcel with supreme wildlife habitat for deer, waterfowl, turkey, and small game.- And a small 3/4 acre pond is present just off HWY 792 on the southern end of the tract.-

This tract contains a valuable timber resource that could be harvested for some immediate income. Tract is rich in wildlife, including deer, turkey, waterfowl, and lots of small game to boot. It's the perfect getaway to hunt and recreate within a rural section of Horry County 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! Tract is less than 5 minutes from Green Sea, 25 minutes from North Myrtle, 35 minutes from Myrtle Beach, and 35 minutes from Florence.-

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:**

5161 Long Branch Swamp Road  
Green Sea, SC 28545

**Acreage:** 148.0 acres

**County:** Horry

**MOPLS ID:** 32705

**GPS Location:**

34.128000 x -79.018740

**PRICE: \$550,000**

### CONTACT AGENT

