



SOLD!! 125 ACRES OF RECREATIONAL HUNTING LAND FOR SALE IN DILLON COUNTY, SC!

SOLD

For immediate assistance on this listing, call Jeff Burleson at 843-685-2408.

Exquisite tract of hunting land with 25 acres of fields, 17 acres of Longleaf Pine, 45 acres of Loblolly Pine, 1/4-acre pond, and post WWII home with excellent habitat for deer, turkeys, and small game right in S.C. Big Buck & Turkey Country!! Call Jeff Burleson at 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 Dillon County right outside of Nichols and Lakeview, is this 125-acre Racetrack Road Tract. This tract contains the optimum accouterments that every outdoorsman yearns for with excellent habitat for deer, turkey, small game, and with 1,300-foot of road frontage, it's a perfect place to plant sunflowers for an opening day dove shoot. The tract has a mixture of fields and wooded areas with a diverse habitat array perfect for the hunting family to be established as a hunting retreat less than 55 minutes from Myrtle Beach. Tract also has over 1,300 feet of road frontage along Racetrack Road. The tract has a small, 1950's era home nestled in a grove of pecan trees next to a small pond that could be set up as a hunting cabin, converted to a livable home, or torn down and re-built. Farm has plenty of room for horses or other livestock as well. The tract contains four agriculture fields are perfectly situated to be used for large food plots or pastureland. The wooded land is comprised of 17 acres of 10-12 year-old longleaf pine, 45 acres of mature loblolly pine, and another 39 acres of a recently harvested area that is currently early successional habitat providing excellent foraging habitat for deer and turkey. 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 a unique tract with all the right stuff for a hunter our outdoor enthusiast looking for a retreat close to main thoroughfares.

This tract contains a valuable loblolly pine timber resource that could be harvested for some immediate income and the 17-acres of longleaf can be converted into straw-raking for a residual income opportunity. Tract is rich in wildlife, including deer, turkey, and lots of small game to boot. It's the perfect getaway to hunt and recreate within a rural section of Dillon 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 Lakeview and Nichols, 55 minutes from Myrtle Beach, and 30 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:

755 Racetrack Road
Nichols, SC 29581

Acreage: 125.0 acres

County: Dillon

MOPLS ID: 34262

GPS Location:

34.298400 x -79.157200

PRICE: \$425,000

CONTACT AGENT

