



125 ACRE HUNTING LAND AND RESIDENTIAL OPPORTUNITY LAND FOR SALE IN DILLON COUNTY, SC!

WITHDRAWN

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

Hunter haven to pursue waterfowl, wild turkeys, and big whitetail deer right in the heart of Dillon County less than 10 minutes from I-95, 20 minutes from Florence, and an hour from Myrtle Beach! Call Jeff Burleson at 843-685-2408 to schedule a showing today!

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 Gum Swamp Road less than 2 miles from S.C. 38 and the famous Shuler's Barbecue. And tract is only 10 minutes from I-95 and less than a mile from the Great Pee Dee River Swamp in Dillon County, South Carolina. This tract of land comes with a whopping 41 acres of active cropland with over 3,300 feet of road frontage at the intersection of Gun Club and Gum Swamp Roads. Tract is quite diverse with the balance of the tract contained in a mixture of flooded swamp, upland ridges, and hardwood bottom lands completely filled with whitetail deer, wild turkey, and lots of small game. This section of SC is well known for being in a good flyway for doves and 10 acres of sunflowers, corn, or millet could be just the ticket to bring the birds in if doves are the primary subject. - And did I mention waterfowl habitat? This tract contains over 60 acres of cypress-gum swampland that has areas of mature flooded timber and open holes perfect for housing massive flocks of migrating and resident waterfowl. -Tract is a wildlife paradise with a wide mixture of bottomland hardwoods, cypress gum swamp, upland pine/oak ridges, and prime croplands to boot along the extensive road frontage. Tract contains a large section of Pocosin Swamp that drains directly into the Great Pee Dee River swamps less than a mile away from the property 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 routinely. Swamp region holds water most of the year and is known locally to host resident and migrant waterfowl population. Additionally, a high roadway allows year-around access to the Run of Pocosin Swamp where fishing and boating access is available with little effort. Run of Pocosin Swamp is also channelized providing boating access to venture into the deep reaches of the tract where lunker fish, big bucks, and large flocks of ducks reside!

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 a mixture of timber age classes from 50 to 80-year-old hardwood, pine, and cypress in the wooded sections of the property. (However, timber has a contract on it, but can be purchased from the timber company for an additional fee.)

Tract is found just south of S.C. 38 and is 20 minutes from Florence and just over an hour from Myrtle Beach. --

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:

Off Gum Swamp Road
Sellers, SC 29592

Acreage: 125.0 acres

County: Dillon

MOPLS ID: 35901

GPS Location:

34.287400 x -79.515800

PRICE: \$299,900

CONTACT AGENT

