

Lumber River-Nichols Tract

Marion County, South Carolina

Approximately 908.61 acres

\$1,772,000 (\$1,950/acre)

Description: This special property offers numerous investment and leisure opportunities including timber farming, hunting, fishing, and development, all with the potential for conservation easements. The scenic Lumber River-Nichols Tract is a sportsman's haven for hunting deer, turkey, ducks, and quail. Fishing and boating in the country's largest black-water river is superb. With over 18,400 feet (approx. 3.5 miles) of river frontage on the property's southeastern border and miles of access roads, this tract is ideal for a first-class hunting and fishing preserve. A rustic log cabin and cleaning shed sits quietly along the river for fun and fellowship with family and friends.

The property provides a variety of forest cover including upland thinned pine quail woods, lowland hardwood swamp, and an oxbow lake for excellent wildlife habitat. Deer and turkey are abundant, and duck populations may be enhanced with the construction of an impoundment or green tree reservoir. The uplands ridge consists of thinned pine/hardwoods and presents the perfect setting for bird hunting and quail management. The Nichols Tract offers an excellent woods road system providing access to almost all areas including the numerous game food plots.

The close proximity to the town of Nichols offers development possibilities and subdivision alternatives. There is an old WWII abandoned airfield that can be brought back to life for possible fly-in options. Various types of conservation easement possibilities may yield income and/or tax benefits.

Currently zoned agriculture with no easements. Tax Map Nos. 708-13-01-000-000, 037-00-00-051-000, 707-09-01-000-000, 037-00-00-048-000, and 049-00-00-041-000.

All information is assumed to be accurate and substantially correct but no assumptions of liability are intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information contained in this prospectus. Seller does not guarantee any timber volume, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to any buildings, machinery, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.



Location: Convenient access and an easy drive from Florence, Wilmington, and the Myrtle Beach coastal areas. Future Interstate 73 will provide accelerated access to the Atlantic coast and major North Carolina cities. The Lumber River-Nichols Tract is located very near the town of Nichols on US Hwy. 76 and SC Hwy. 9. From Nichols, take Lumber River Street or Pee Dee River Street to Juniper Street and look for the entrance gate. See location map. Please call for an appointment to see this property.

For more information about this listing, please contact:

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