

Gobble Hill Ranch

Florence County, South Carolina

Approximately 93 acres

\$629,000

Description: Gobble Hill is a nice working farm, cattle ranch, and turkey brooder operation, and includes a lovely home in western Florence County near Timmonsville. The owners have nurtured this property into a successful poultry and cattle operation ready for new owner. The facilities, equipment, fenced pastures, & the home are in premium condition. Enjoy life in the country, yet not too far away from the conveniences of Florence. The comfortable, quality built home (2,000 sq. ft.) offers 3 bedrooms, 2.5 baths, screened porch, and roomy garage. Gobble Hill offers excellent recreation, a financial and investment opportunity, and a beautiful setting to enjoy the outdoors. Hunting for deer, turkey, and dove is enhanced by diverse wildlife habitat, food plots, and wildlife-enhancing adjoining rural properties. There is merchantable and premerchantable timber providing future income potential. The turkey brooder operation and associated contract with Prestage Farms is an excellent opportunity for an additional income source, while the cattle pasture provides for a perfect equestrian farm. Take a look at this unique place in the country to enjoy time with family. Tax Map No. 0008-04-021.

Property Use: Gobble Hill Ranch offers a turnkey farm with a country home, poultry operation, and hay fields, and is an excellent setting for horses, cattle, hunting, and timber or agriculture income.

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.



Directions:

Gobble Hill Ranch is located just west of Florence near Timmonsville on St. Paul Road (#711). From Florence, take US Hwy. 76 west just past Timmonsville to Ham Road (#S-21-77). Turn right and go 1.9 miles to St. Paul Road (#711). Turn left onto St. Paul Road and go a 1/4 mile to 1971 Copeland Road (private).

Note: This property is shown by appointment only.

For more information about this listing, please contact:

Curtis Spencer

Office: (803) 773-5461

Mobile: (803) 491-4832

E-mail: curtis.spencer@amforem.biz

Gobble Hill Ranch House Photos

