

42.57 Beautiful acres of Hunting and Home build potential Land for Sale... Surrounded by Sumter National Forest Area in Clinton/Laurens County SC! \$127,700.00 About This Property....

A Rare find in The Sumter National Forest Area... This 42.57 acres tract of land has unlimited hunting/ home build potential!. It is full of deer and turkey, has a possible pond site, it is almost 100% surrounded by the Beautiful Sumter National Forest, giving you even 1000s for more acres to hunt and enjoy the outdoors... This property borders Hwy 72 near Clinton SC located in Laurens County... An outdoorsman's dream With Horseback trails, ATV trails, and Hiking trails so close by..... The Links below can lead you to the Outdoor paradise that's surrounding the local area.... This is a Beautiful place to build your Cabin, or the Home of your dreams in the rustic Sumter National Forest area, this is a fantastic investment opportunity in S.C

Property Type Wooded....DEER, TURKEY, RABBIT, SQUIRREL, BIRDS



Sumter National Forest.

https://en.wikipedia.org/wiki/Sumter_National_Forest

Shooting Range close by

<https://www.fs.usda.gov/recarea/scnfs/recarea/?recid=47273>

ATV Trail Riding Close by

http://www.riderplanet-usa.com/atv/trails/info/south_carolina_10190/ride_cacc.htm

Biking Trails Close by

<http://scgreatoutdoors.com/park-brickhouse.html>

Hiking Trails Close by

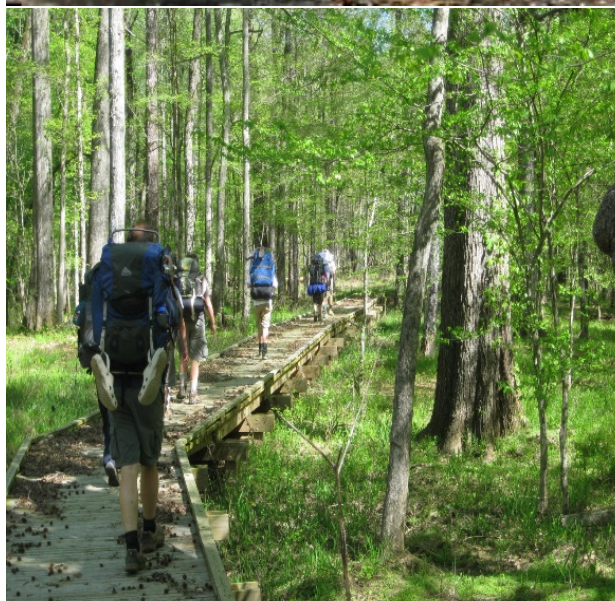
<http://palmettoconservation.org/palmetto-trail/>

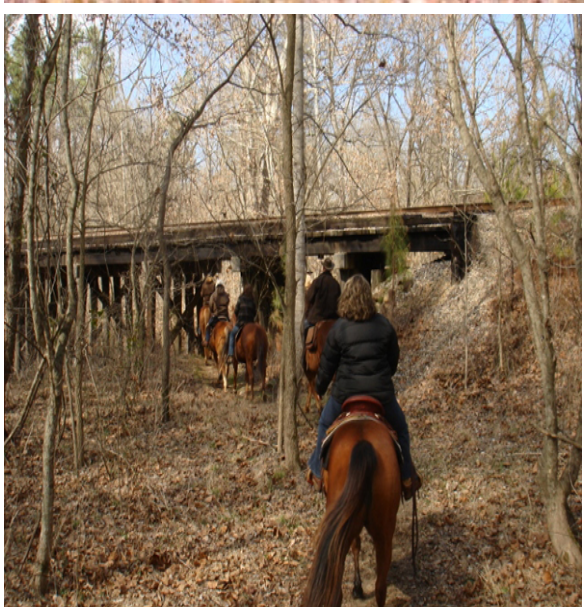
Horseback Trails close by

<http://scgreatoutdoors.com/park-brickhouse.html>

Bird Watching Close by

<https://www.fs.usda.gov/activity/scnfs/recreation/natureviewing/?recid=47051&actid=62>

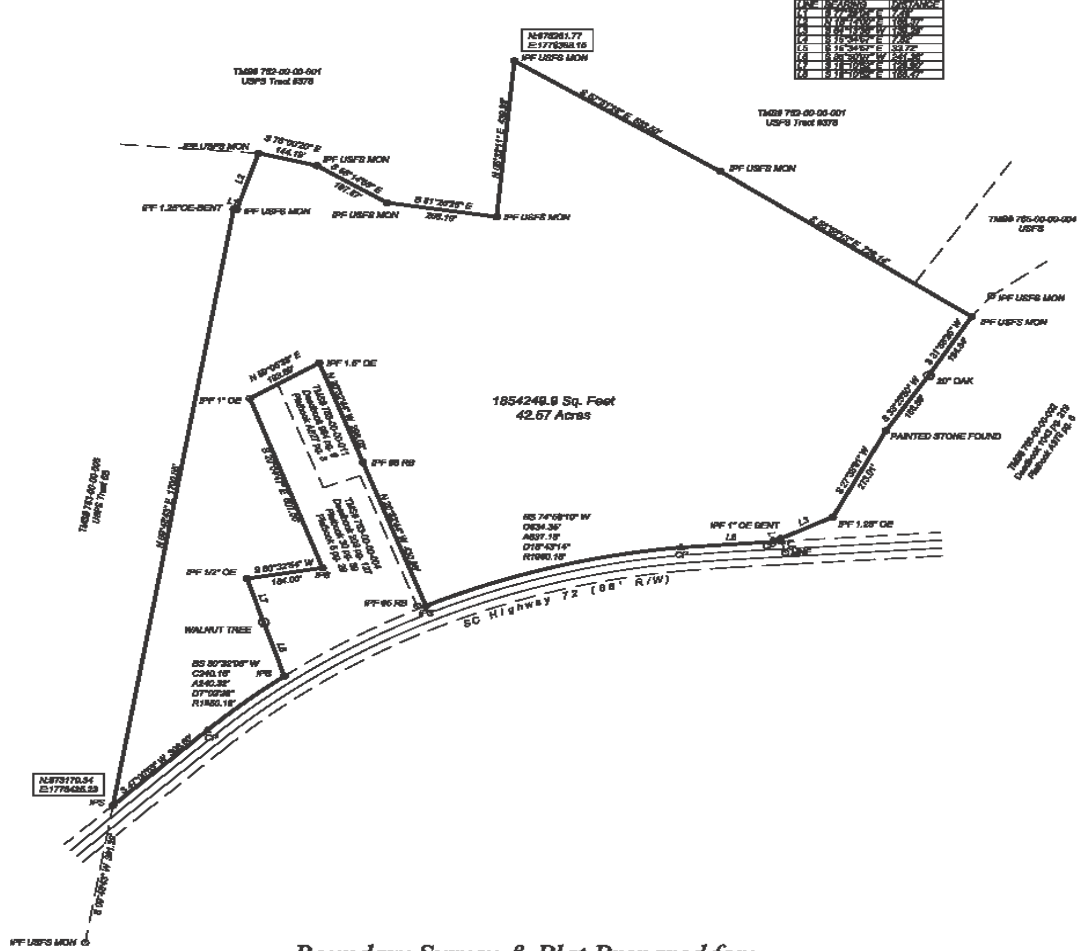




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Reference made to Deedbook 300 pg. 136.
 Note: NPS denotes 86 rebar iron pin set.
 Note: A denotes calculated point.
 Note: Contest County for applicable regulations.
 Note: No new property lines created at this time.



Boundary Survey & Plat Prepared for:
John R. Frazier, Jr. & Susan F. Newton
 Property located along SC Hwy. 72, near Clinton, Laurens County,
 S.C., Laurens County TMS# 753-00-00-003



I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Statutes of the State of South Carolina, and meets or exceeds the requirements for a Class B survey as qualified thereunder, when there are no visible encroachments or projections other than shown.

[Signature]
 Thomas D. Abraham, S.C.E.L.S. 807736
 Date: May 4, 2017
 Draw: 9 18317