

SOLD



Puddin Swamp Timber & Recreational Tract

110.78 +/- Acres | Clarendon County, SC



ADDRESS

6046 Puddin Swamp Road
Turbeville, SC 29162

LOCATION

From downtown Turbeville, drive approximately 2.6 miles south on Highway 301. Take a right on Puddin Swamp Road and drive about 0.7 miles and the property will be on the left-hand side of the road.

PROPERTY SUMMARY

If you're in the market for a recreational tract to enjoy with family and friends or searching for a long-term timber investment, this 110+/- acre tract in Clarendon County, SC is a tract you'll definitely want to check out. The property is located just minutes southwest of downtown Turbeville and only a short drive to both Sumter and Florence (about 30 minutes). Its location offers a good balance between seclusion and convenience.

The timber on the property consists of two plantations of longleaf pine that were planted in 2010 and 2011 as well as multiple stands of mixed hardwoods. The pines generate an annual revenue stream through a lease agreement that allows the lessee to harvest pine needles. The property also generates an additional income stream through the Conservation Reserve Program. The CRP offers landowners incentives to conserve soil, water, and wildlife habitat. There are approximately 21.2 acres of the property currently enrolled in the CRP to restore quail habitat.

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