

±143.94 Acres

Highway 72 E Clinton, SC 29325



PRICE REDUCED | \$775,000



Drone Video: <https://vimeo.com/858771235>

Property Features

- PRICE REDUCED: \$5,384/ACRE (Previously \$6,000/Acre)
- Laurens County Tax Map #766-00-00-001
- 660' frontage on Highway 72
- Productive +-2.75 acre dove field with fake wire in place
- Majority of timber is once thinned loblolly pine with areas of mature hardwood
- Four small food plots totaling +-2.25 acres are in place with a recently implemented +-8 acre field
- 1.5 acre beaver swamp feeding a 1 acre water controlled impoundment
- The sale includes a tractor w/ 8 implements, a small shed, three feeders, and 12 deer stands
- Excellent internal road systems that have been graded with water bars installed
- Duncan Creek runs through lower portion of property for +-1/3 mile
- Recently planted mast trees in most of the food plots
- Excellent deer and turkey populations
- Adjacent to Sumter National Forest



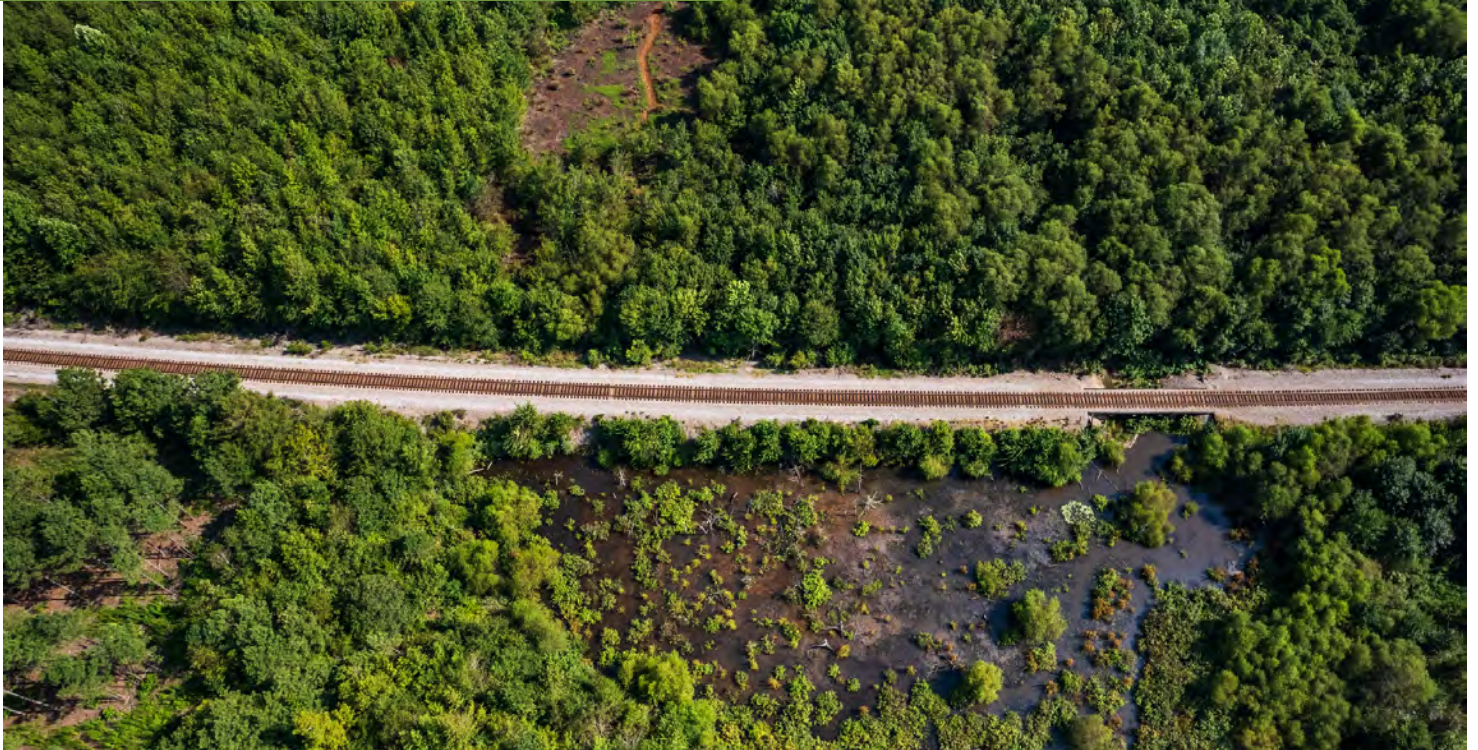
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📍 101 E Washington St
Greenville, SC 29601
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Property Description

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Property Overview

The Highway 72 tract is an excellent opportunity for a buyer looking for a turnkey hunting property with high quality deer and turkey hunting and productive wing shooting as well. A very well-maintained logging road runs through the interior of the property for 2/3 of a mile providing easy access to the +/-100 acres north of the CSX rail line. The lower 40 is accessed through two locked gates in the Sumter National Forest.

The deer and turkey populations are truly impressive for a property this size in the SC piedmont. The landowner's attention to detail with regards to best wildlife management practices combined with a diverse habitat (thinned loblolly, upland hardwoods, natural wetlands, privet thickets along Duncan Creek, and 10+ acres of planted food plots) has produced tremendous results. The food plots have been complemented with mast tree planting as well and 12 quality deer stands are in place and convey with the property (along with three 200 lb gravity feeders and a tractor with 8 implements).

- 62 Acres of 16-year-old pines (first thinning done July 2022)
- 28 acres of 9-year-old pines
- 51 acres of natural regeneration (cut in 2009)

Property Photos

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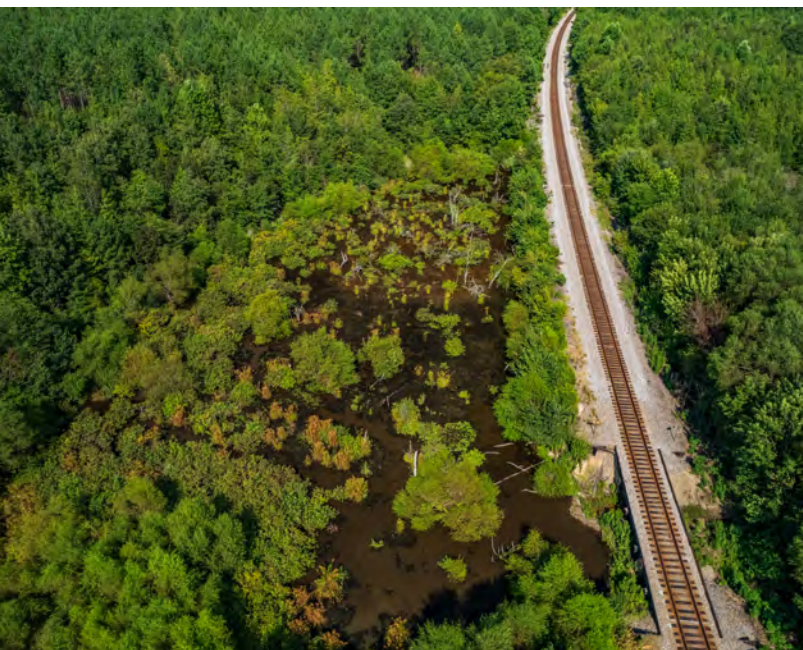
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DRONE PHOTOS

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Map Set

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