



Darlington County, SC

\$ 1,295,000 | 567 Acres

Black Creek Farm Tract

The Total Package

The Black Creek Farm Tract embodies the total package as a solid timber investment for an individual or partnership, an ideal recreational haven for the hunter pursuing trophy game or the outdoor enthusiast desiring scenic and peaceful wildlife observation perspectives in a gorgeous setting.

Managed Pine Plantations and Agricultural Production

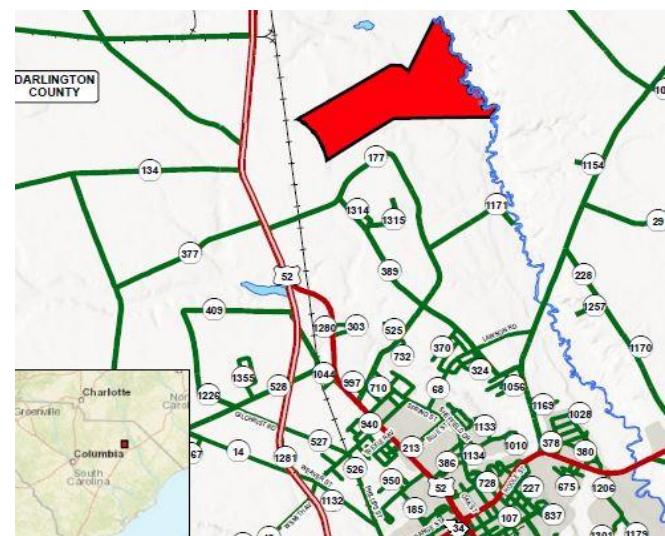
This tract boasts over 200 acres of healthy hardwood stands and thinned pine plantations along the scenic Black Creek. Another 200 acres of young pine plantations add sylvicultural and investment planning variety. Complementing the timber plantations is a 67-acre agricultural field, providing investment diversity through annual leases and production. The property is ideally situated within excellent proximity to timber and agricultural markets. Close proximity to Interstate 20 and US Highway 52, and a well-developed internal road system facilitate easy management access and efficient movement of products to market.

Endless Recreational Opportunities Exist

Paddle your worries away kayaking and or canoeing and fishing the scenic Black Creek as this property spans 1.5 miles of the creek's waterfront. The pine plantations and mixed hardwoods along the creek provide ample bedding cover and quality food sources to sustain wildlife populations. Along the western edge of the agricultural field is 2,500 feet of powerline, giving dove an ideal perch over the summer crops. Topping all of this off and rounding out your year-round hunting and or wildlife observation quests is a 31-acre flooded Carolina bay for high quality waterfowl and birding opportunities.

Convenient Get Away

The Black Creek Farm is conveniently located only 5 minutes from Darlington, 20 minutes from Florence, less than 1.5 hours from Columbia, and less than 2 hours to Charlotte and Myrtle Beach. Make this property yours and enjoy its continued investment growth and quintessential recreational opportunities.



For More Information or to
schedule a private visit, please
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