



The Marion County Tracts

Marion County, SC
695.61 Acres

Offered At
\$387,420

About The Property

Reasonably Priced, Close to Town

The Clowney Tracts total 235 acres located in Marion County, providing outstanding recreational opportunities at a reasonable price. Tract A is 97 acres located off Hwy 9, with a secure entrance to the property, as a gated dirt road provides access. The tract was clear-cut in 2000 and has a nice stand of natural pines including a 5-acre portion adjoining Hwy 9 with potential road frontage access if desired. Tract B is 124 acres, located nearby on Cattle Farm Road, with about one half of the tract garbed with 10-year-old natural pines and several nice home sites are also available. The remaining half is comprised of Collins Creek, a braided stream flowing to the Great Pee Dee River.

Recreational Potential with Abundant Deer and Wild Hogs

A remaining small, recreational 13-acre tract provides road frontage on Hwy 9 and Cattle Farm Road and contains some long-term timber value. The property has abundant deer and wild hog populations with several beaver ponds established on Collins Creek, providing the opportunity for waterfowl usage. A small pond is also present. There are abundant opportunities for the new owner to enhance timber stands as well as implementing wildlife habitat improvement projects. The tracts are a short 10-minute drive to Marion and under 13 miles to Mullins.



**Call Billy McTeer
at 803.309.2447 for more
Information or to schedule a visit.**



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