



SOLD · SET PRICE

Hickory Branch Tract

± 95 Acres | Clarendon County | South Carolina | Near Turbeville

New Lower Price!

PRICE	PRICE / ACRE	ACREAGE
\$782,000	—	± 95

PROPERTY OVERVIEW

This super tract has it all, including a restored historic home and property with deer, turkey, quail, doves, and ducks! The property is prime agriculture farmland and timberland bordering Douglass Swamp, located in eastern Clarendon County near Turbeville, South Carolina. This family farm has been managed well over the years for premium wildlife habitat. Firebreaks and trails throughout provide access to multiple already established food plots and deer stands. Much of the work has been done, so come enjoy this neck of the woods, which is ready for famil...

PROPERTY DETAILS

TYPE Agriculture / Farmland (Fields) · Development (Home/Cabin site) · Recreation (Large Game Hunting) · Timberland (Bottomland Hardwood)	ACCESS Paved Road
UTILITIES Public Water	WATER FEATURES Creeks / Streams
VIEWS Timber	IMPROVEMENTS Other Buildings · Septic · House

COUNTY TAX PARCEL IDS

Clarendon County Tax Map No.
345-00-04-001-00.

DOCUMENTS INCLUDED

Aerial Map · Location Map · Timber Map · Soil Map · Topo Map · Wetland Map

LOCATION



Clarendon County, South Carolina



Curtis Spencer

Real Estate Salesperson, SC, NC, GA
O: 803.773.5461 C: 803.491.4832
curtis.spencer@afmforest.com
Principal Broker: Bobby Sarvis (South Carolina)

SCAN TO VIEW



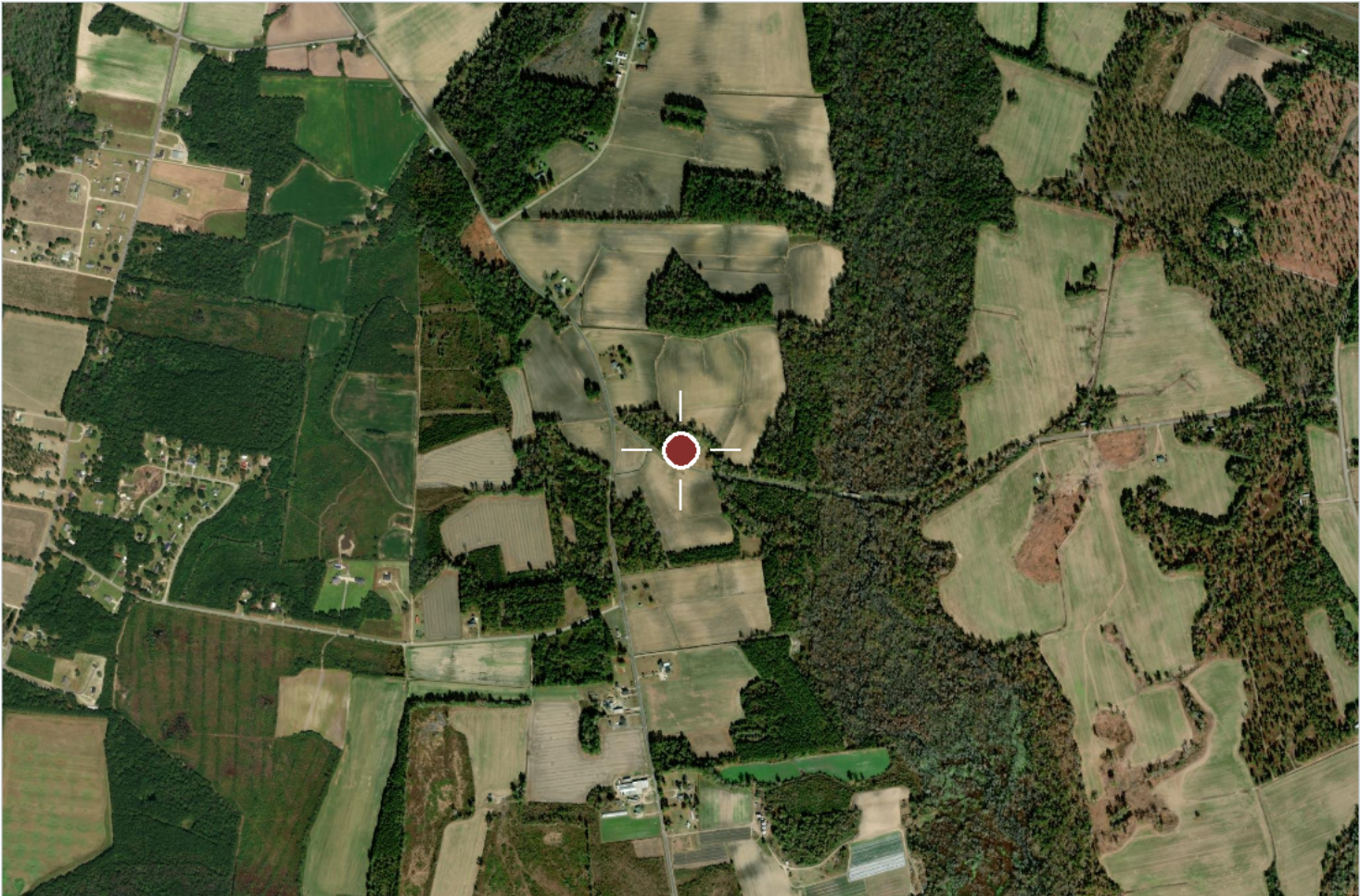
Property Photos

Hickory Branch Tract · Clarendon County · South Carolina · Near Turbeville

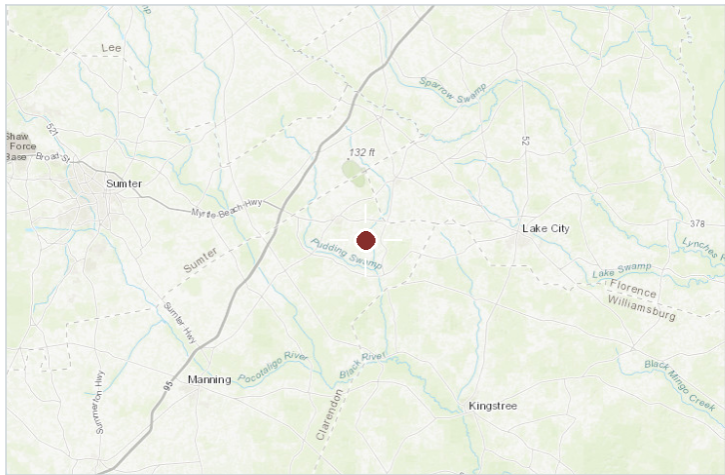


Location & Access

Hickory Branch Tract · Clarendon County · South Carolina · Near Turbeville



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Clarendon County, South Carolina

NEAREST CITY
Turbeville

APPROXIMATE CENTRE
33.86507, -79.97528

COUNTY TAX PARCEL IDS
Clarendon County Tax Map No. 345-00-04-001-00.



CLARENDON Co.

Hicks Rd

Chufa Strip

Ann Worsham Rd

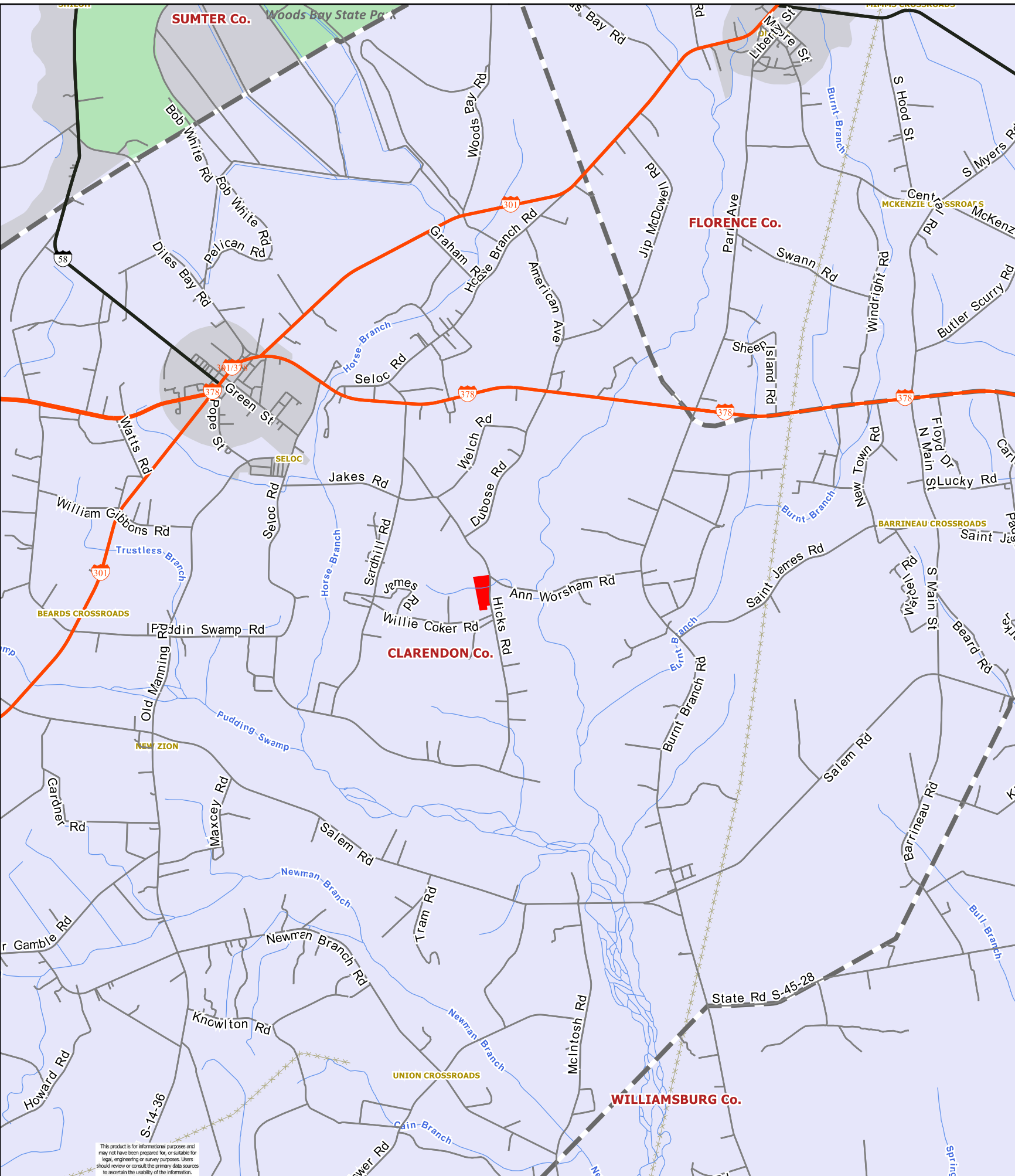
Clover Strip

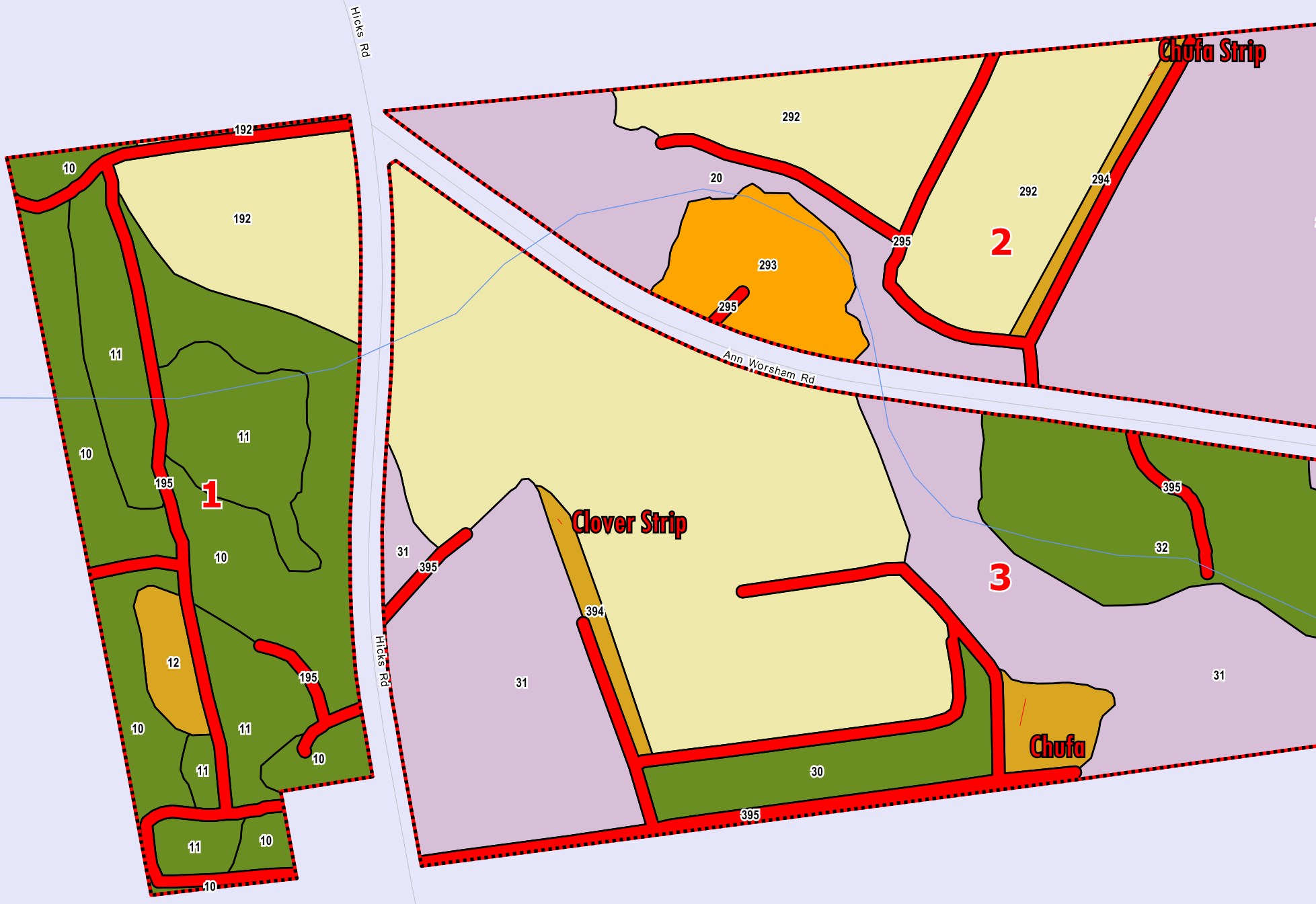
Hicks Rd

Chufa

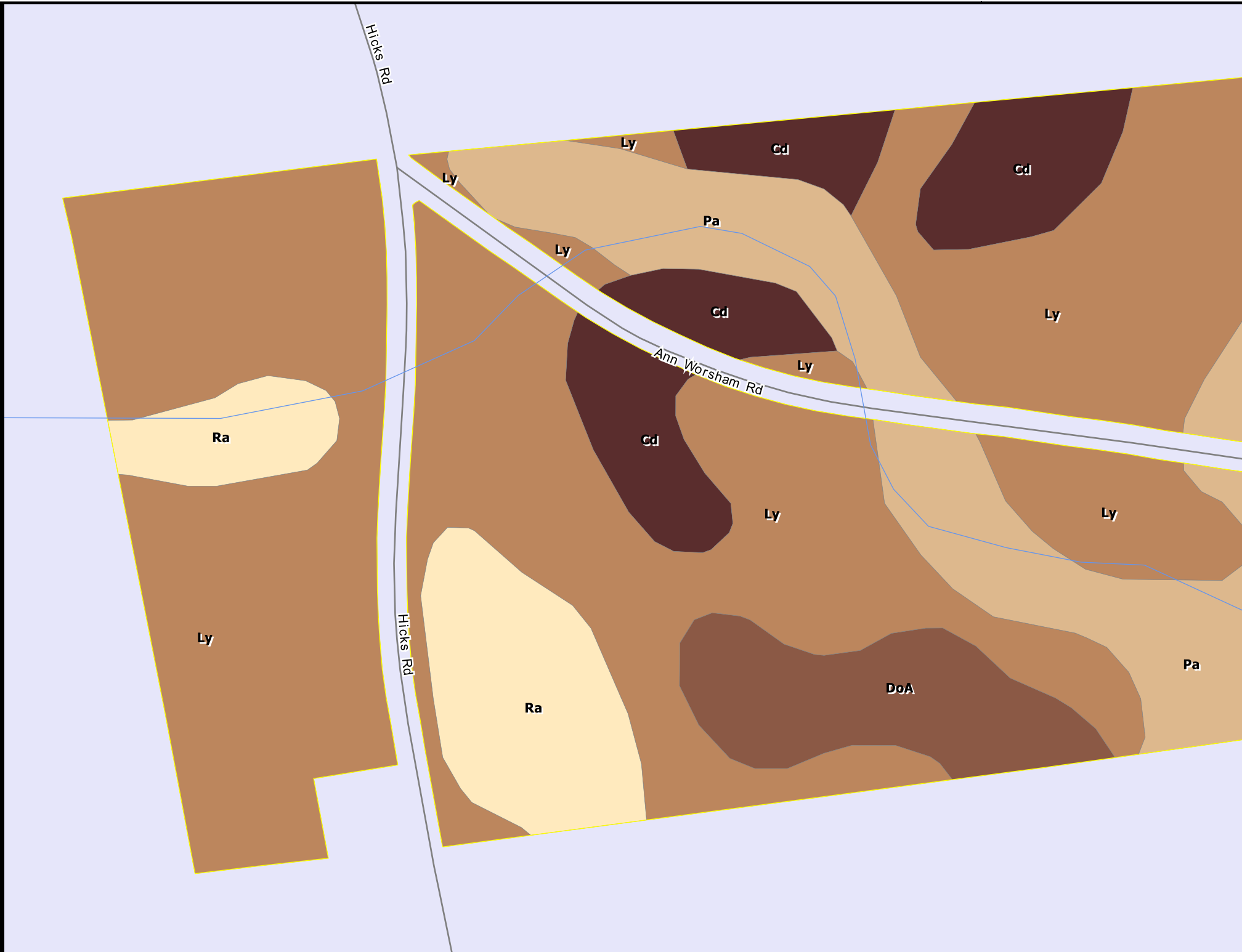
Willie Coker Rd

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SOIL SYMBOL	SOIL NAME	FARMLAND
Cd	Clarendon loamy sand	All areas are prime farmland
DoA	Dothan loamy fine sand, 0 to 2 percent slopes	All areas are prime farmland
Ly	Lynchburg loamy sand	Prime farmland if drained
Pa	Paxville loam	Farmland of statewide importance
Ra	Rains sandy loam	Farmland of statewide importance

HICKORY BRANCH TRACT

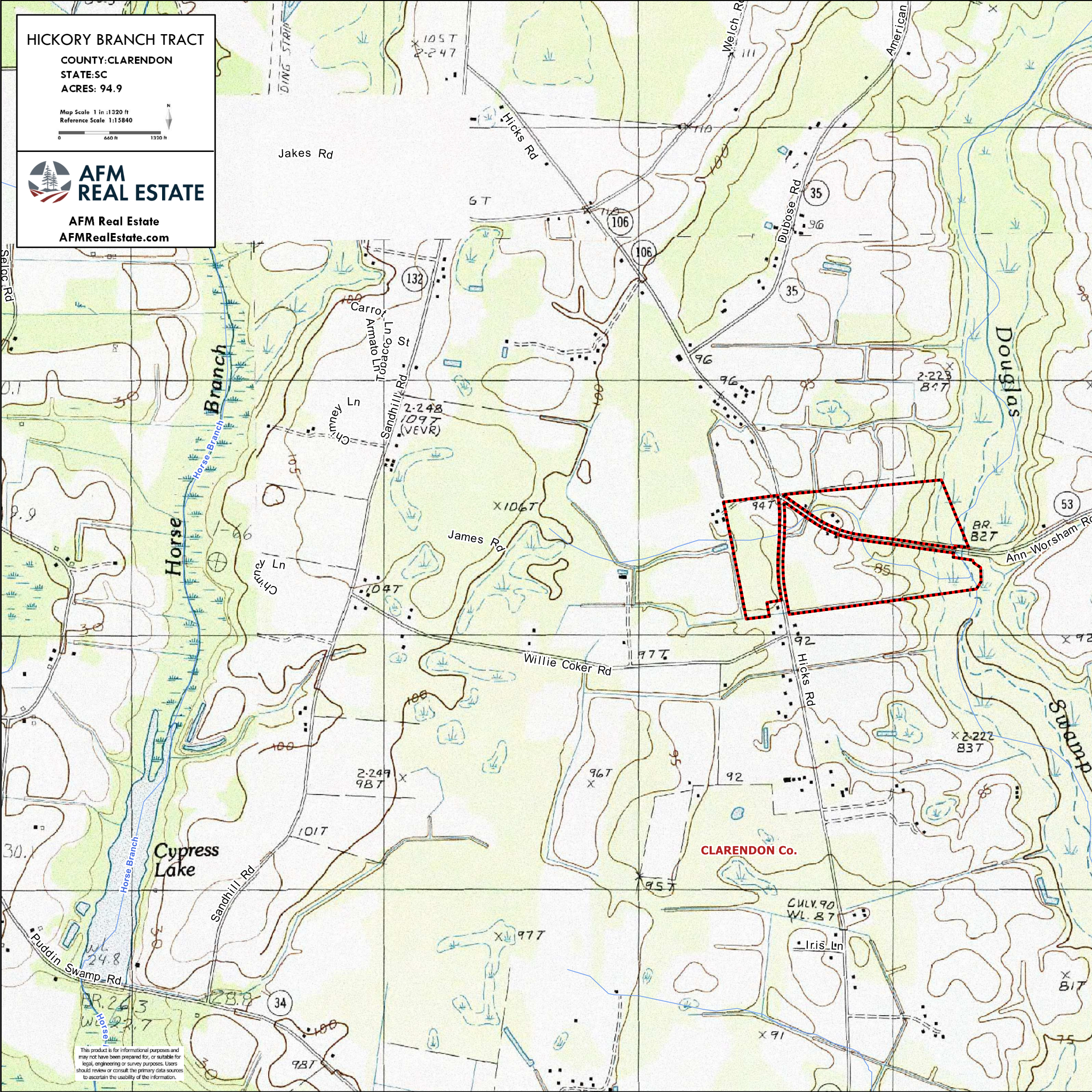
COUNTY:CLARENDON
STATE:SC
ACRES: 94.9

Map Scale 1 in :1320 ft
Reference Scale 1:15840

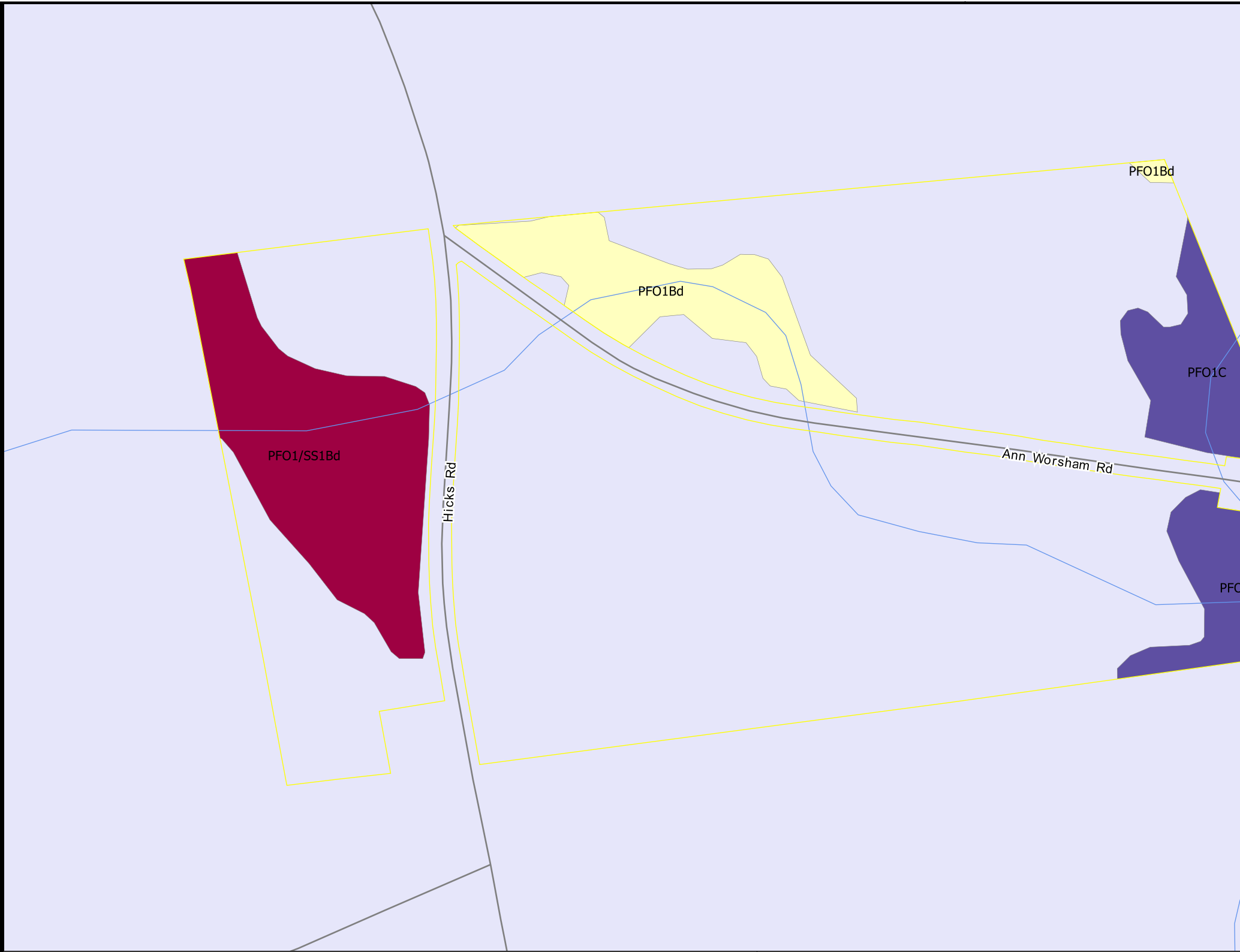


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WETLAND SYMBOL

PFO1/SS1Bd

PFO1Bd

PFO1C

WETLAND TYPE

Freshwater Forested/Shrub Wetland

Freshwater Forested/Shrub Wetland

Freshwater Forested/Shrub Wetland