



SOLD · SET PRICE

## Morning Branch

± 514 Acres | York County | South Carolina | Near Sharon

*Great Wildlife Habitat*

| PRICE              | PRICE / ACRE   | ACREAGE      |
|--------------------|----------------|--------------|
| <b>\$2,658,275</b> | <b>\$5,169</b> | <b>± 514</b> |

### PROPERTY OVERVIEW

Morning Branch is an outstanding recreation property with exceptional diversity of wildlife habitat. The land lies north of McConnells Highway in a quiet area of western York County, about equal distance from McConnells and Sharon. Diversity is abundant across the landscape. Upstream waters are clear, cool and rocky. Downstream, creek bottoms are wide, flat, and filled with hardwoods and grassy glades. Uplands are rolling hills covered by a mix of old and young planted pines. Steeper slopes overlook the creek bottom in places. About 205 acres lying on the eastern side are forested with loblolly pine planted around 1986 and 1987. About 60 acres of pines were planted in 2015 and about 184 planted in 2020. These young trees are healthy and growing fast. Blackberry, grasses and other wildlife...

### PROPERTY DETAILS

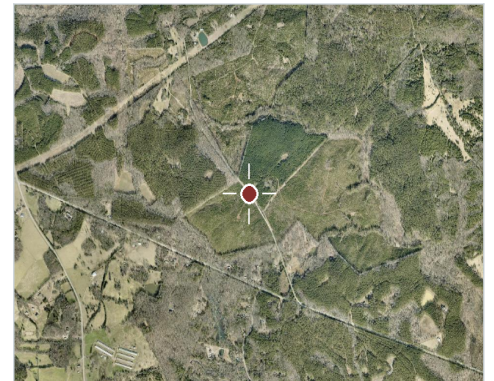
|                         |                                      |
|-------------------------|--------------------------------------|
| TYPE                    | ACCESS                               |
| Conservation (Wetlands) | Paved Road                           |
| UTILITIES               | WATER FEATURES                       |
| Electric · Telephone    | Creeks / Streams · Duck Impoundments |

COUNTY TAX PARCEL IDS  
2150000002

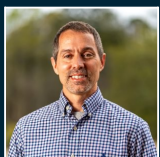
### DOCUMENTS INCLUDED

Morning Branch Aerial Photo · Morning Branch Topo Map · Morning Branch Location Map · Morning Branch Plat 1980 · Morning Branch Stand Map · Morning Branch Stand Summary

### LOCATION



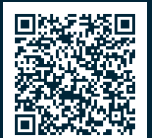
York County, South Carolina



### Philip Weatherford

Forester, Real Estate Salesperson, SC  
O: 864.238.5372 C: 864.238.5372  
philip.weatherford@afmforest.com  
Principal Broker: Chris Miller (South Carolina)

SCAN TO VIEW



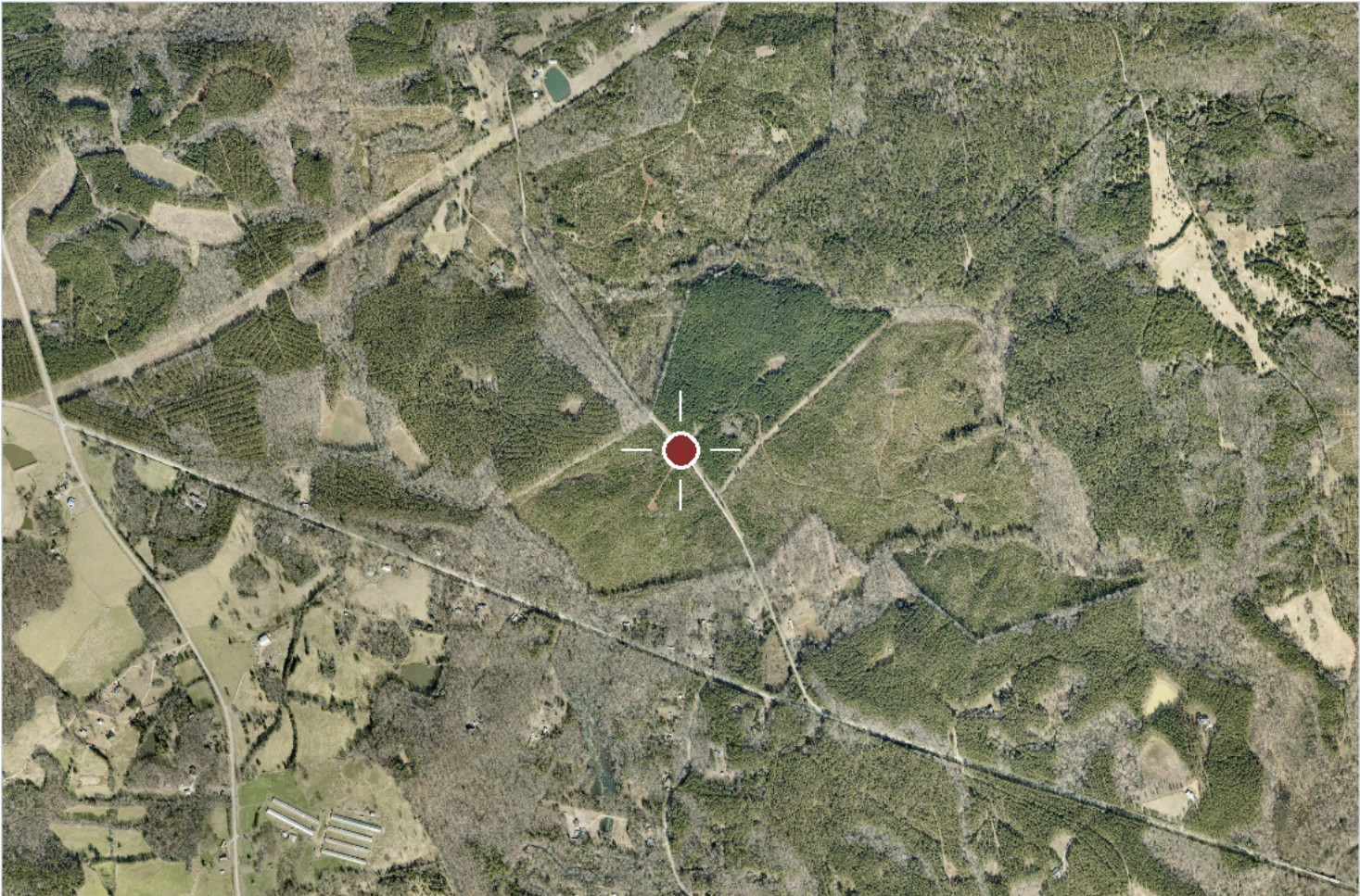
# Property Photos

Morning Branch · York County · South Carolina · Near Sharon

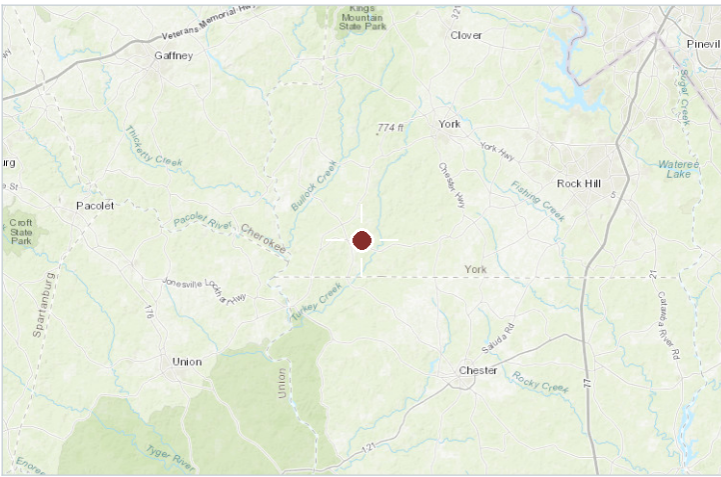


# Location & Access

Morning Branch · York County · South Carolina · Near Sharon



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



Regional locator

COUNTY & STATE  
York County, South Carolina

NEAREST CITY  
Sharon

APPROXIMATE CENTRE  
34.86407, -81.35272

COUNTY TAX PARCEL IDS  
2150000002

INTERACTIVE MAP



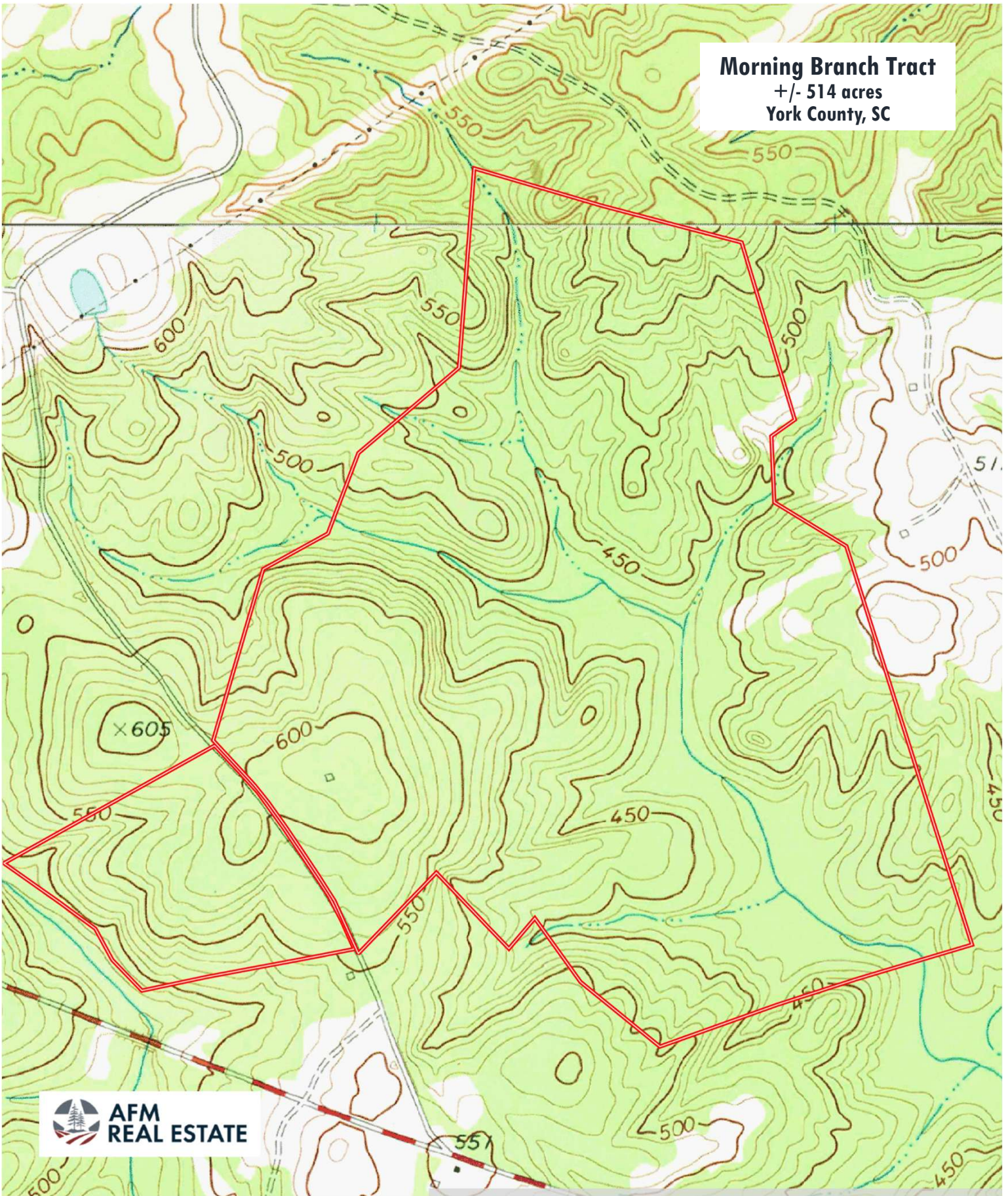
<https://id.land/ranching/maps/e10595d20596ffa8a3941d8402e20d02/share>

**Morning Branch Tract**  
+/- 514 acres  
York County, SC

2020 Loblolly Pine +/- 184 acres  
2015 Loblolly Pine +/- 60 acres  
1987 Loblolly Pine +/- 205 acres  
Loblolly Pine SMZ +/- 20 acres  
Hardwood SMZ +/- 30 acres



**Morning Branch Tract**  
+/- 514 acres  
York County, SC



**AFM  
REAL ESTATE**

**Morning Branch Tract**  
+/- 514 acres  
York County, SC

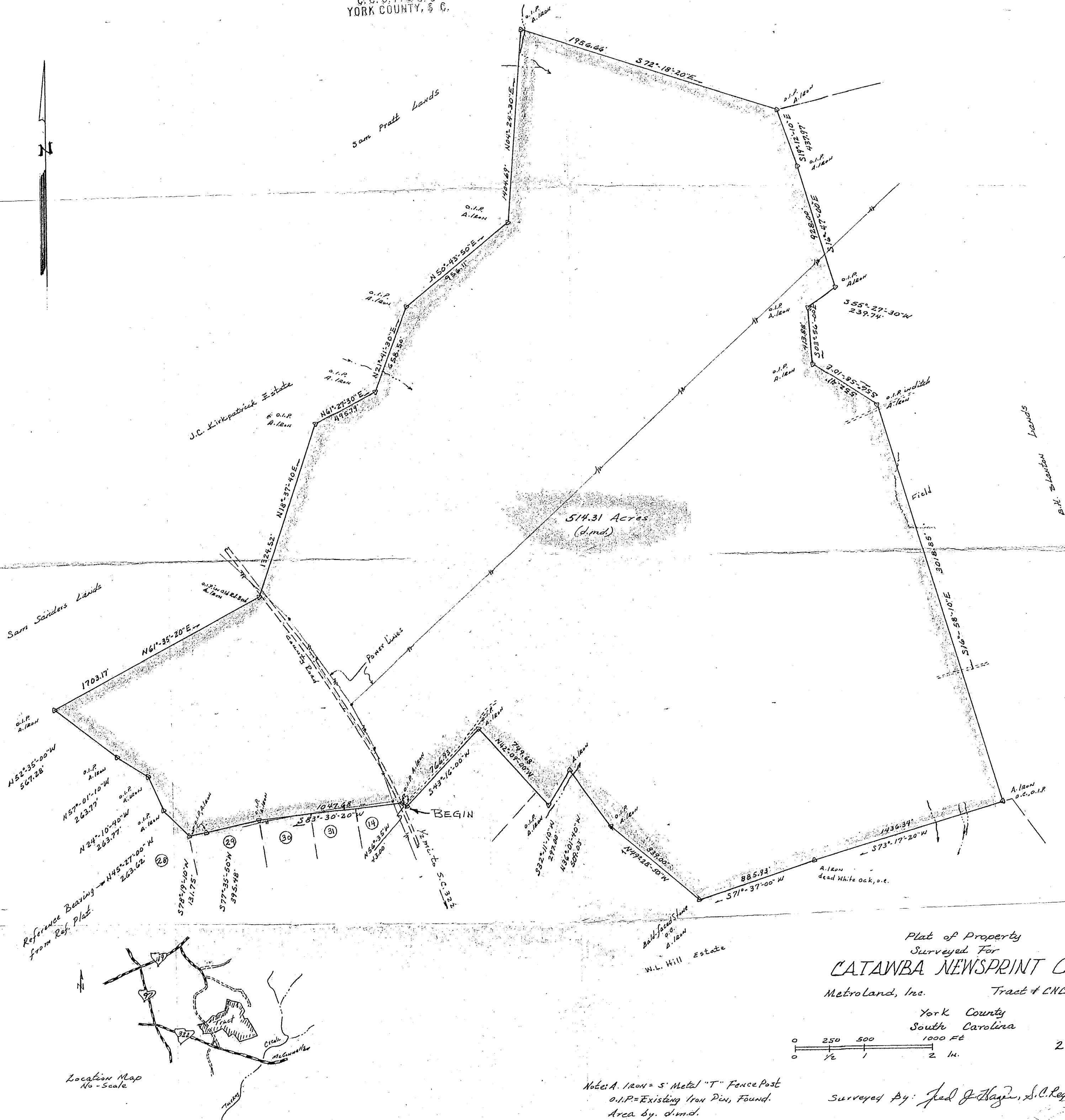


FILED & RECORDED

BOOK 60 PAGE 144

JUN 30 9 45 AM '80

THAD L. CARROLL  
C.C.P. & S.  
YORK COUNTY, S.C.



Plat of Property  
Surveyed For  
**CATANBA NEWSPRINT COMPANY**  
Metroland, Inc. Tract # CMC 2471

York County  
South Carolina

0 250 500 1000 FE  
0 1/2 1 2 IN.

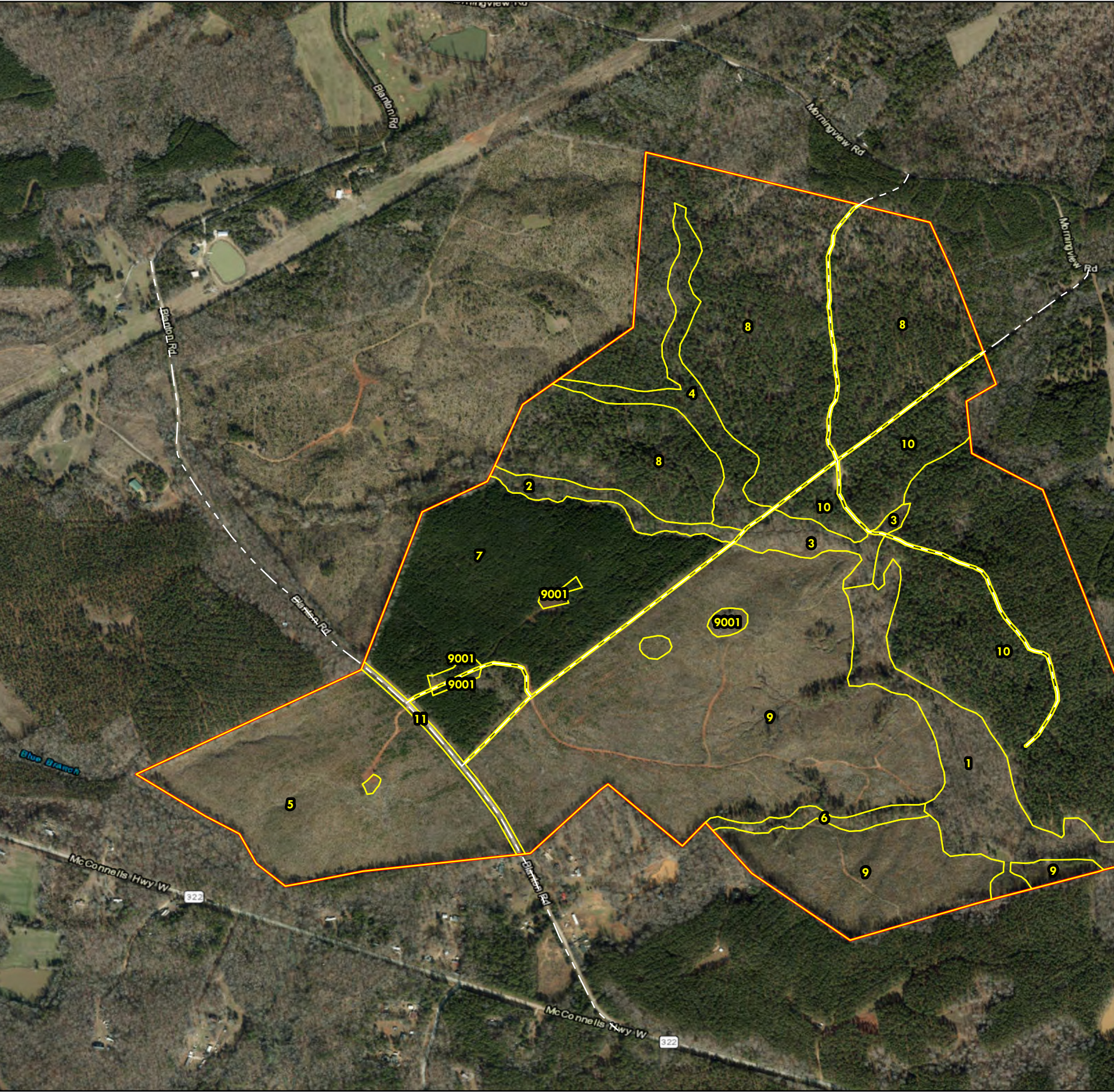
2 June 1980

Notes: A. IRON = 5" Metal "T" Fence Post  
O.I.P. = Existing Iron Pin, Found.  
Area by d.m.d.  
Survey Accuracy = 1:6,000  
Ref. Plat = Property of R.W. Mason, Sr.  
dated 14 March 1968 By W.B. Wellmon.

Surveyed By: *Thad L. Carroll*, S.C. Reg. No. 3122

ERED J. HAGER  
SURVEYOR  
RT. 2 BOX 211-A  
ROCK HILL, S.C. 29730





### Morning Branch Stand Summary

| GIS Acres    | Dominant Species        | 2025 age |
|--------------|-------------------------|----------|
|              |                         |          |
| 184.1        | Loblolly Pine           | 5        |
| 60.9         | Loblolly Pine           | 10       |
| 114.8        | Loblolly Pine           | 38       |
| 91.9         | Loblolly Pine           | 39       |
| <b>451.7</b> | <b>Plantation Total</b> |          |
|              |                         |          |
| 20.7         | SMZ Planted             |          |
| 31.6         | Hardwood / SMZ Natural  |          |
| 3.8          | Non forest / misc.      |          |
| 7.3          | Roads                   |          |
| <b>515.1</b> | <b>All Areas Total</b>  |          |

\* Plat shows approx. 514 total acres