



SOLD · SET PRICE

Clio Longleaf Tract

± 125 Acres | Marlboro County | South Carolina | Near Clio

±125 acres of Longleaf Pine

PRICE	PRICE / ACRE	ACREAGE
\$525,000	\$4,200	± 125

PROPERTY OVERVIEW

The Clio Longleaf Tract is a well-managed timberland and recreational property located in southwestern Marlboro County just outside the town of Clio on paved Hebron Dunbar Road. The property combines attractive longleaf pine stands, strong wildlife habitat, and excellent accessibility in an area known for productive timber ground and quality hunting opportunities. Conveniently positioned only 3.3 miles southwest of Clio, the tract is approximately 28 minutes from Laurinburg, 40 minutes from Florence, and just over an hour from both Pinehurst and Fayetteville. Access is excellent with the property located only 20 minutes from I-95, making it easy to reach from across the C...

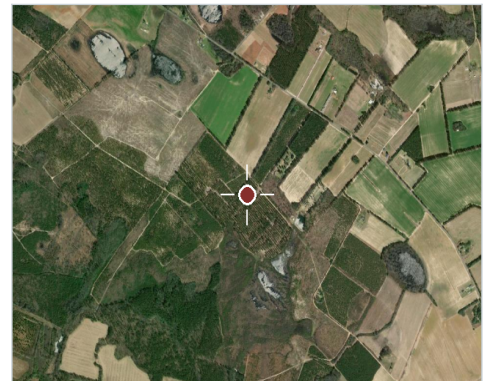
PROPERTY DETAILS

TYPE	ACCESS
Development (Home/Cabin site)	Dirt Road · Paved Road
UTILITIES	WATER FEATURES
Electric	Creeks / Streams
VIEWS	IMPROVEMENTS
Timber	Roads

COUNTY TAX PARCEL IDS
047-00-02-016 041-00-01-053

DOCUMENTS INCLUDED
Topo Map · Locator Map · Stand Map · Stand Map · Soils Map

LOCATION



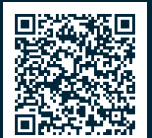
Marlboro County, South Carolina



Kerry Brewer

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Principal Broker: Bobby Sarvis (South Carolina)

SCAN TO VIEW



Property Photos

Clio Longleaf Tract · Marlboro County · South Carolina · Near Clio

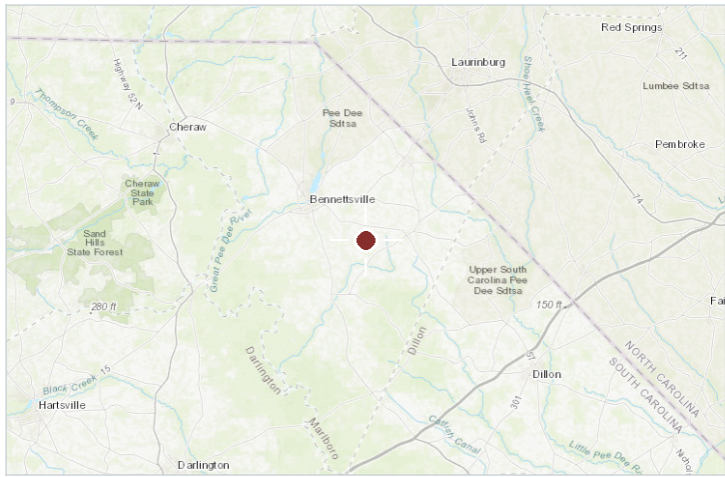


Location & Access

Clio Longleaf Tract · Marlboro County · South Carolina · Near Clio



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



Regional locator

COUNTY & STATE
Marlboro County, South Carolina

NEAREST CITY
Clio

APPROXIMATE CENTRE
34.57338, -79.60446

COUNTY TAX PARCEL IDS
047-00-02-016 041-00-01-053

INTERACTIVE MAP

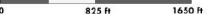


<https://id.land/maps/a192d5b1dca0df0acc7b5564100c3d0e/share>

MANNING LONGLEAF PLANTATION

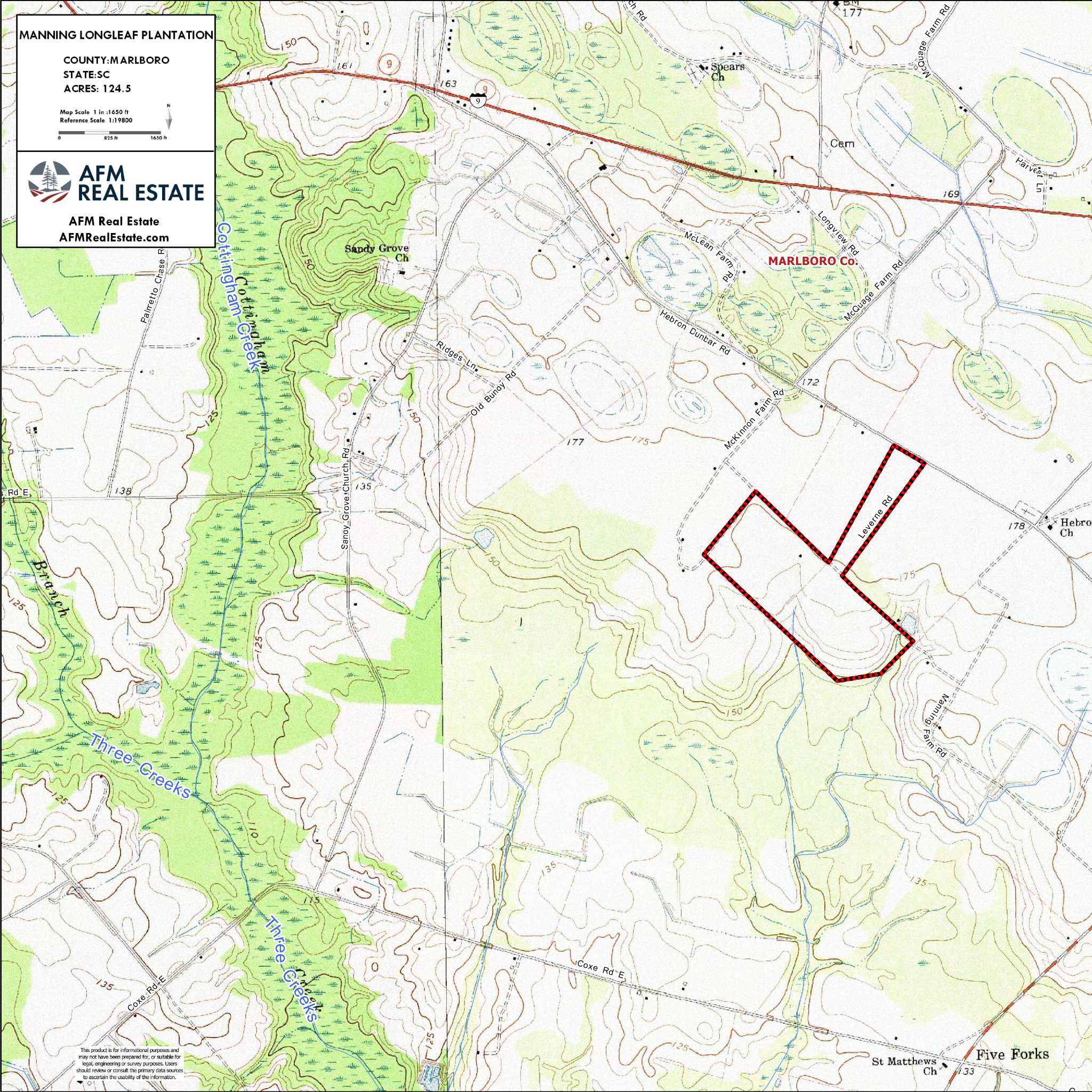
COUNTY: MARLBORO
STATE: SC
ACRES: 124.5

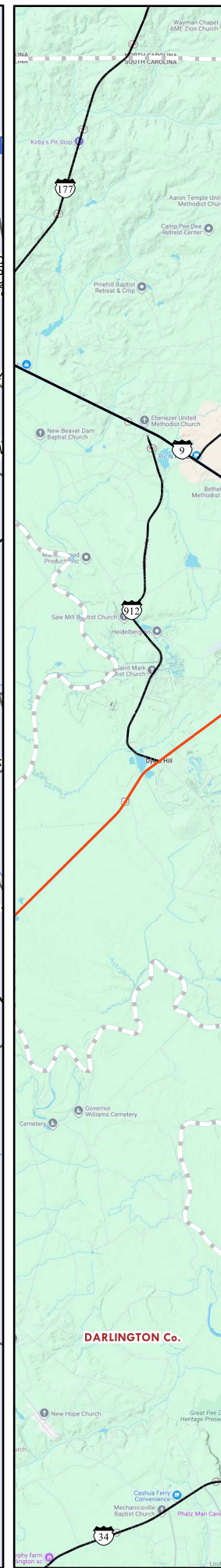
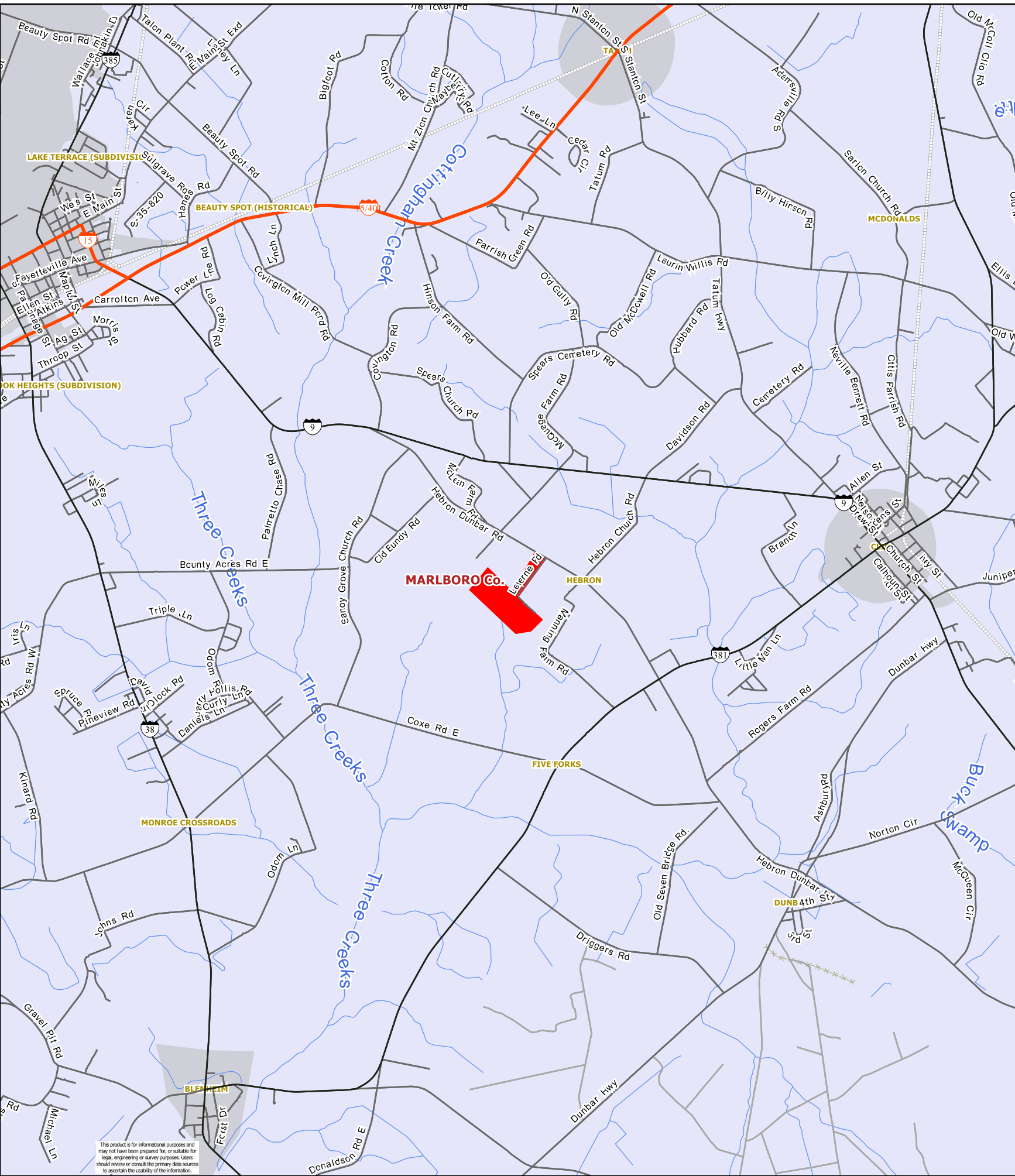
Map Scale 1 in : 1650 ft
Reference Scale 1 : 19800

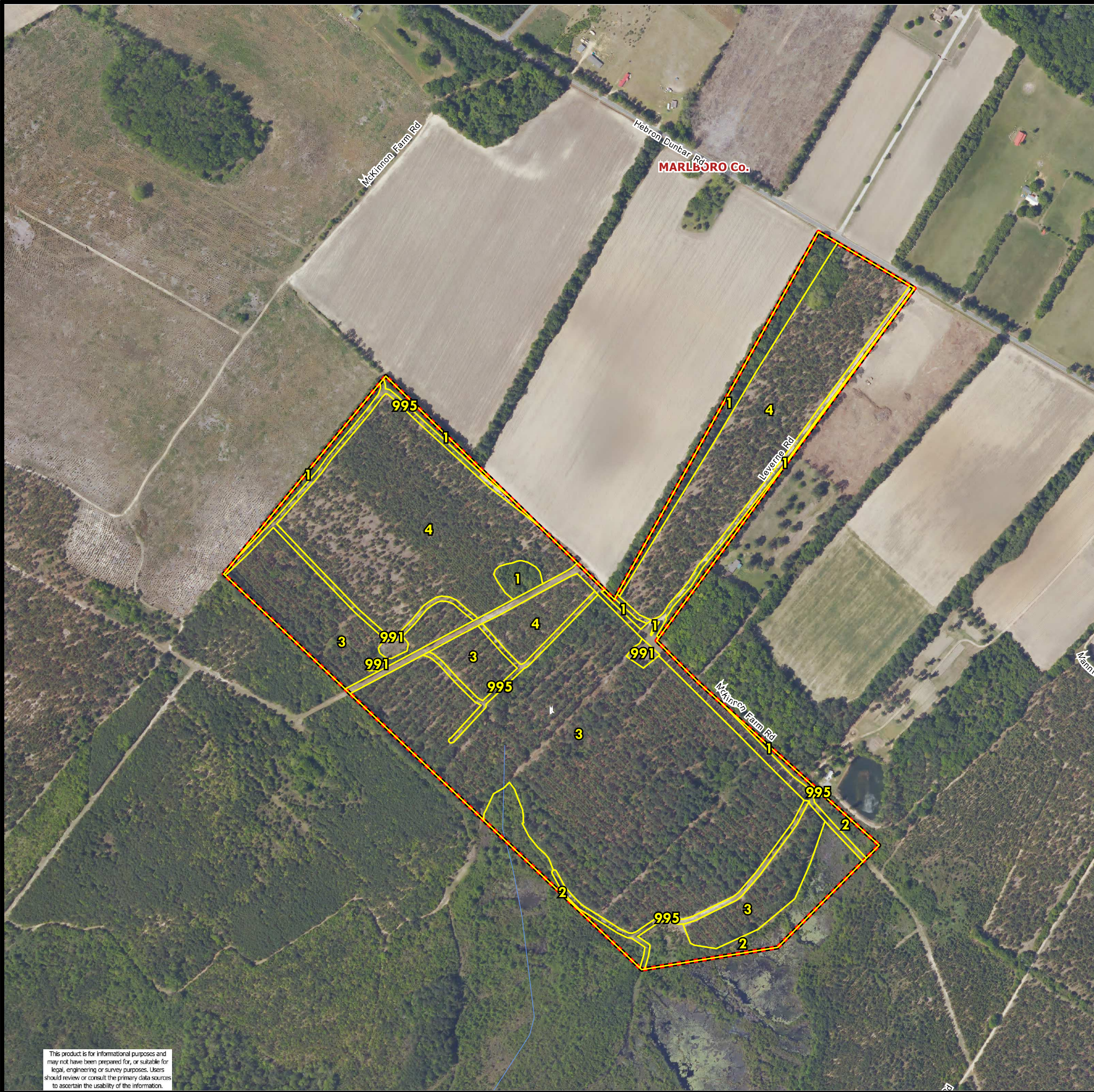


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McKimmon Farm Rd

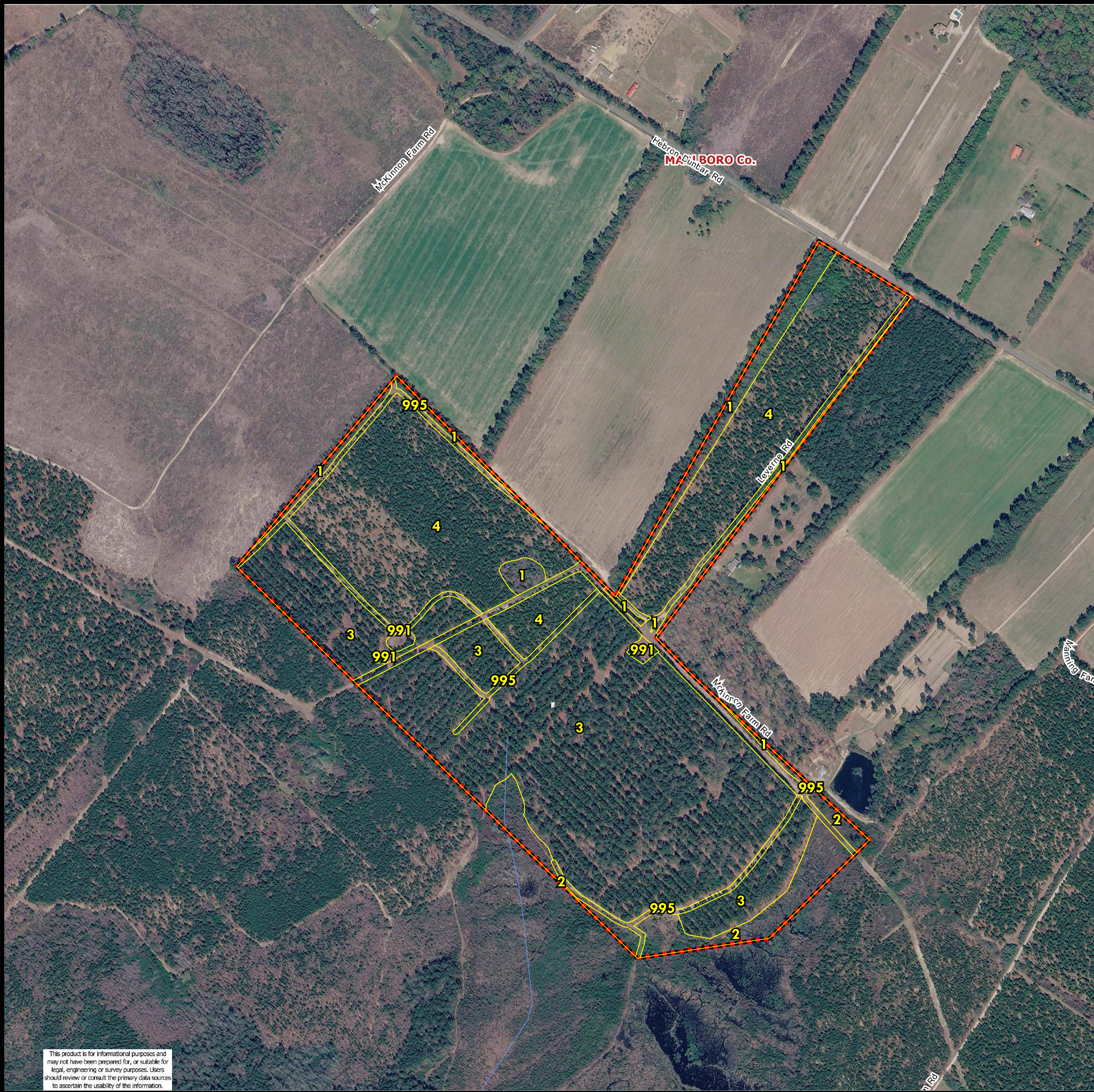
Hebron Dunbar Rd

MARLBORO CO.

Levene Rd

McInnes Farm Rd

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McKinnon Farm Rd

Hebron Dunbar Rd
MA 01803
BORO Co.

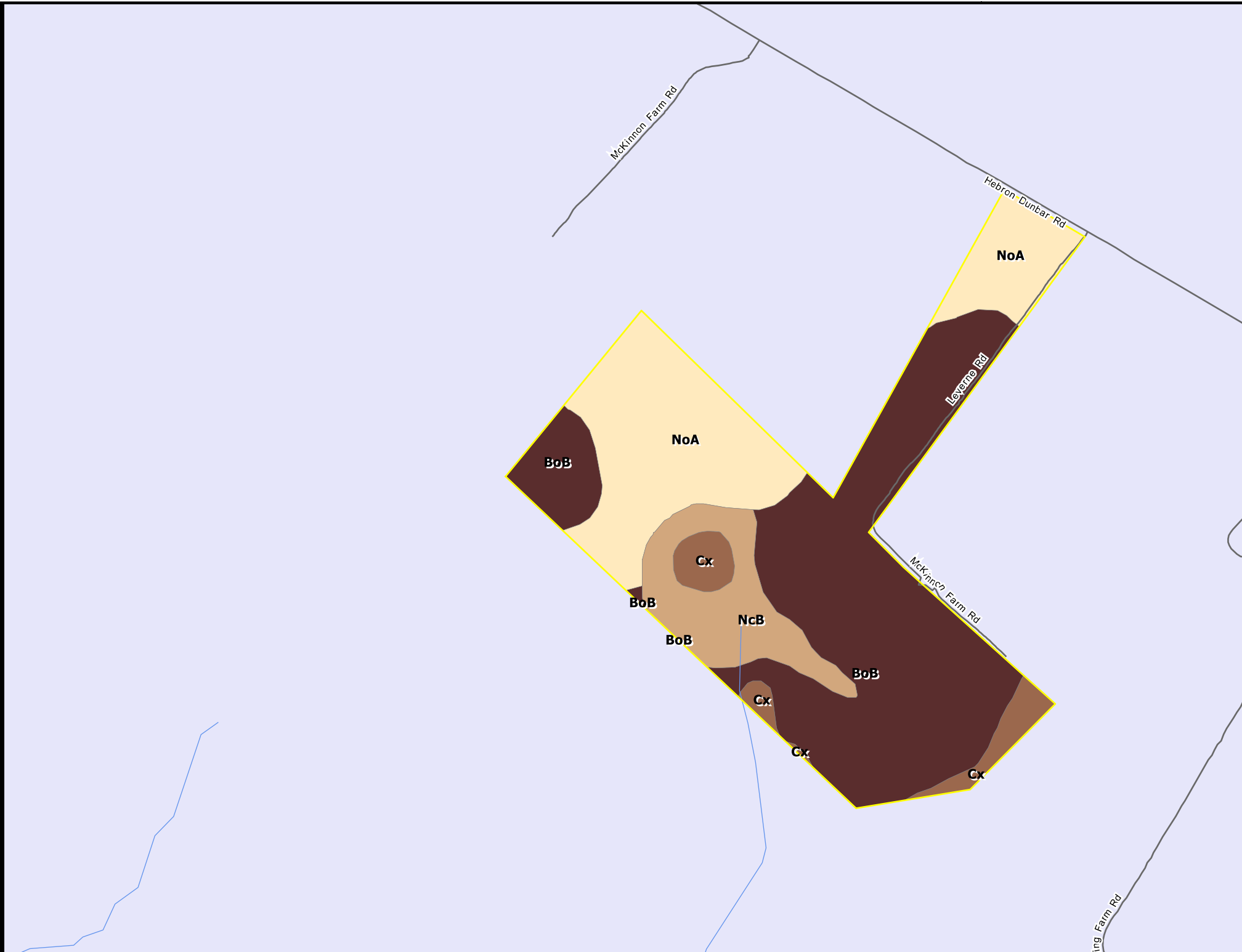
Levene Rd

McKinnon Farm Rd

McKinnon Farm Rd

71 Rd

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SOIL SYMBOL	SOIL NAME	FARMLAND	ACRES
BoB	Bonneau sand, 0 to 4 percent slopes	Farmland of statewide importance	63.86
Cx	Coxville loam	Farmland of statewide importance	6.69
NcB	Noboco loamy sand, 2 to 6 percent slopes	All areas are prime farmland	14.08
NoA	Norfolk loamy sand, 0 to 2 percent slopes	All areas are prime farmland	36.90