

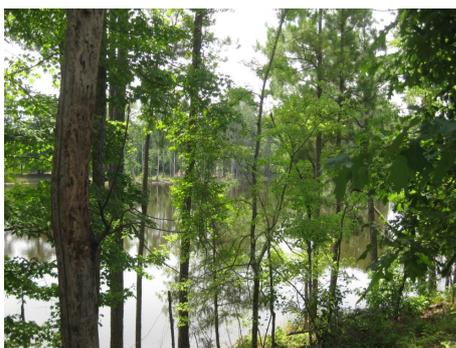
**MAYBINTON ENOREE
RIVER TIMBER AND
HUNTING
200 +/- Acres
Newberry County, SC
\$599,990
PENDING**



Address:
off Maybinton Road
Whitmire, SC 29178

Location:
Exit 74 off I-26 in Newberry County, also Hwy 34. Go east towards Winnsboro, cross Hwy 176 and continue east approximately 2 miles. Turn left on to Mount Pleasant Road and continue until reaching Maybinton Road. Take the left fork for Maybinton Road. Travel approximately 2 miles, access road is on the right. If you cross the Enoree River, you are about 1/2 mile too far.

Property Highlights:
Timber investment and hunting tract, Kelly's Creek trickles through the tract flowing to the nearby Enoree River; convenient to Rock Hill, Spartanburg, Greenville, and Columbia. Dark water fishing pond of 5 +/- acres, well-maintained interior road and trail system, nice roll to the land, merchantable once thinned plantation pine stand of 25 +/- acres, 135 +/- acres 8-year-old plantation loblolly pine, mature hardwoods line both sides of Kelly's Creek and the seasonal drainages. Tract joins large private landholdings and US Forest Service lands. This border expands the acres available for recreation. Enjoy hunting for trophy deer, turkey, small game, and fishing in the pond while the new timber grows in. Tract very well stocked with loblolly pine, nice weedy understory; no hardwood competition for the new pines; great cover and food source for game. Tract accessed via easement from Maybinton Road. Contact agent for other details and to schedule a tour. Tract shown by appointment only.



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