



Reedy Creek Hunting Land



Location: Dillon County

Free States Road, Latta SC, 29565 34.407251 -79.467769

From the intersection of Interstate 95 and Highway 34 near Dillon, take Highway 34 west for 4.21 miles to Pelt Road. Turn left on Pelt Road and drive .62 miles to Free States Road. Turn left on Free States Road and drive 1.39 miles. The access road is on the left.

Distances: Dillon – 8 Miles Myrtle Beach – 67 Miles Florence – 26 Miles Lumberton – 34 Miles

Acreage: 174 +/- Cleared: 12 +/- Wooded: 160 +/- Water Front: 4,450 +/-

Parcel Number: 057-00-00-002

Zoning: RU-Rural

Possible Uses: Hunting, Camping, Trail Riding

Timber: Bottomland hardwood.

Wildlife: Ducks, Deer, Turkey, Small Game, Doves, Freshwater Fish

Description: Located on Free States Road near Dillon in Dillon County South Carolina, this is an absolutely fantastic hunter's paradise! Approximately 35 acres of this tract is diked and can be flooded by closing the water control structure. There are 2 fields totaling approximately 6 acres within the diked impoundment that can be planted with corn, sorghum, or millet to attract ducks. With this being a combination of a green tree impoundment and open fields, ducks of several different species are attracted to this impoundment. There are also 2 food plots outside of the dike that have a water hole in the middle of them and also flood at times. Two other upland food plots are planted for deer. Other openings in the bottomland between the dike and Reedy Creek also attract ducks. There are plenty of turkeys on the property, as well as trophy deer scoring into the 130's. Large agricultural fields adjacent to the property attract game to the area as well. There is a deeded easement from the public road to the tract. This property is under a WRP contract and no timber can be harvested. A tractor and implements is also available for sale with the land. Florence, Dillon and Lumberton are close by, and Myrtle Beach is only a little over an hour away. If you are looking for a premier hunting property, this one is set up and ready to hunt this season!

For more information on this property or other premier properties in North Carolina and South Carolina, give Marty Lanier a call at (910) 617-4326, e-mail Marty at mLANIER@mossyoakproperties.com, or visit our web site at www.nclandandfarms.com.

Offering Price: \$ 249,000