

SCAN THE
QR TO VIEW
OUR LISTING
ONLINE

111.63 AC FOR SALE

Upper Mill Road | McCormick, SC 29835

TREY HARGROVE
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Recreational Tract

PRICE | \$550,000



JORDAN TROTTER
LAND

111.63 acres on Upper Mill Road located approximately 4 miles East of McCormick, SC and less than an hour from Augusta, GA.

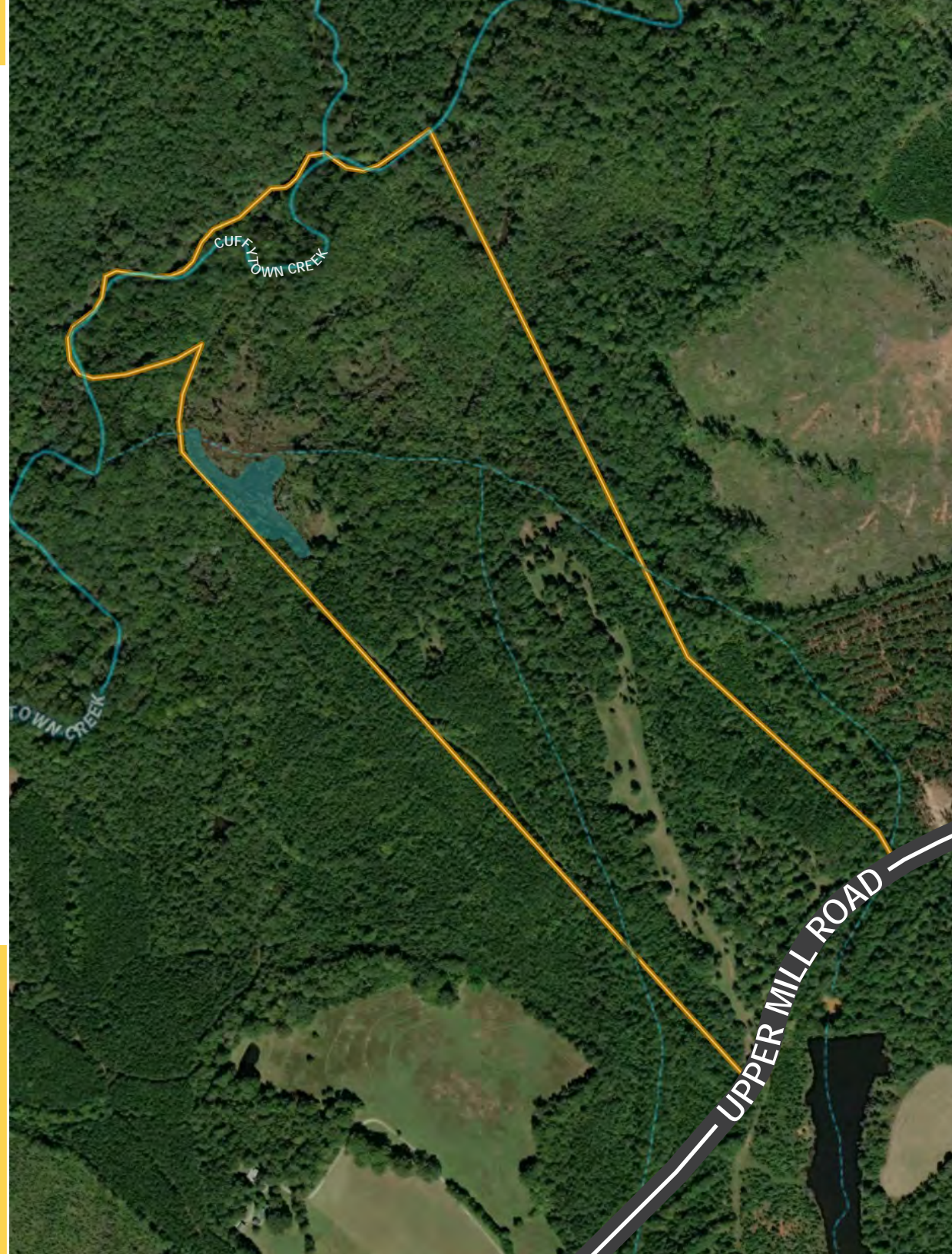
This tract offers a diverse landscape that includes 8 acres of fields and food plot areas. The remainder is upland pine/hardwood and bottom land hardwood. Wildlife is plentiful with deer, turkey, and waterfowl. The bottomland areas have approximately 22 acres that is controlled impoundment for ducks. Cuffytown Creek is located in the bottom area. Within this area is approximately 5 acres that can be planted and flooded annually. The impoundment area has produced multiple waterfowl species on a regular basis. The vast majority of the wooded areas consists of older, mature timber. There is also a good road system throughout the property which includes access to the impoundment.

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- Recently surveyed
- Great road system
- Paved road frontage

TRACT BREAKDOWN

Roads/Fields.....	8.1 AC +/-
2003 Loblolly Planted Pine....	12.2 AC +/-
Waterfowl Impoundment.....	21.6 AC +/-
Bottomland Hardwood.....	34.7 +/-
Upland Pine/Hardwood.....	35.0 AC +/-



Winterseat

221

 **SITE**

 **EAST GOLD STREET**

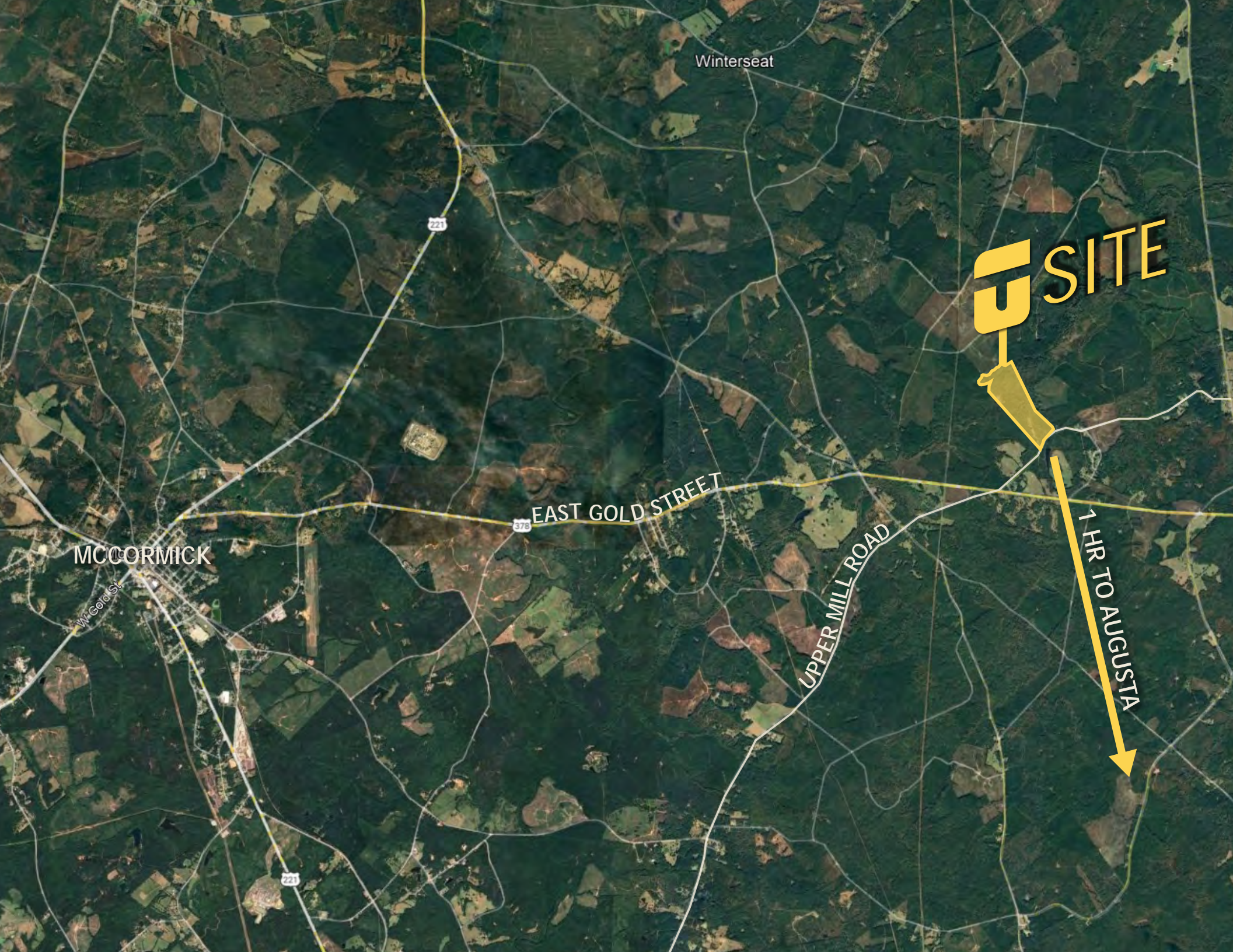
UPPER MILL ROAD

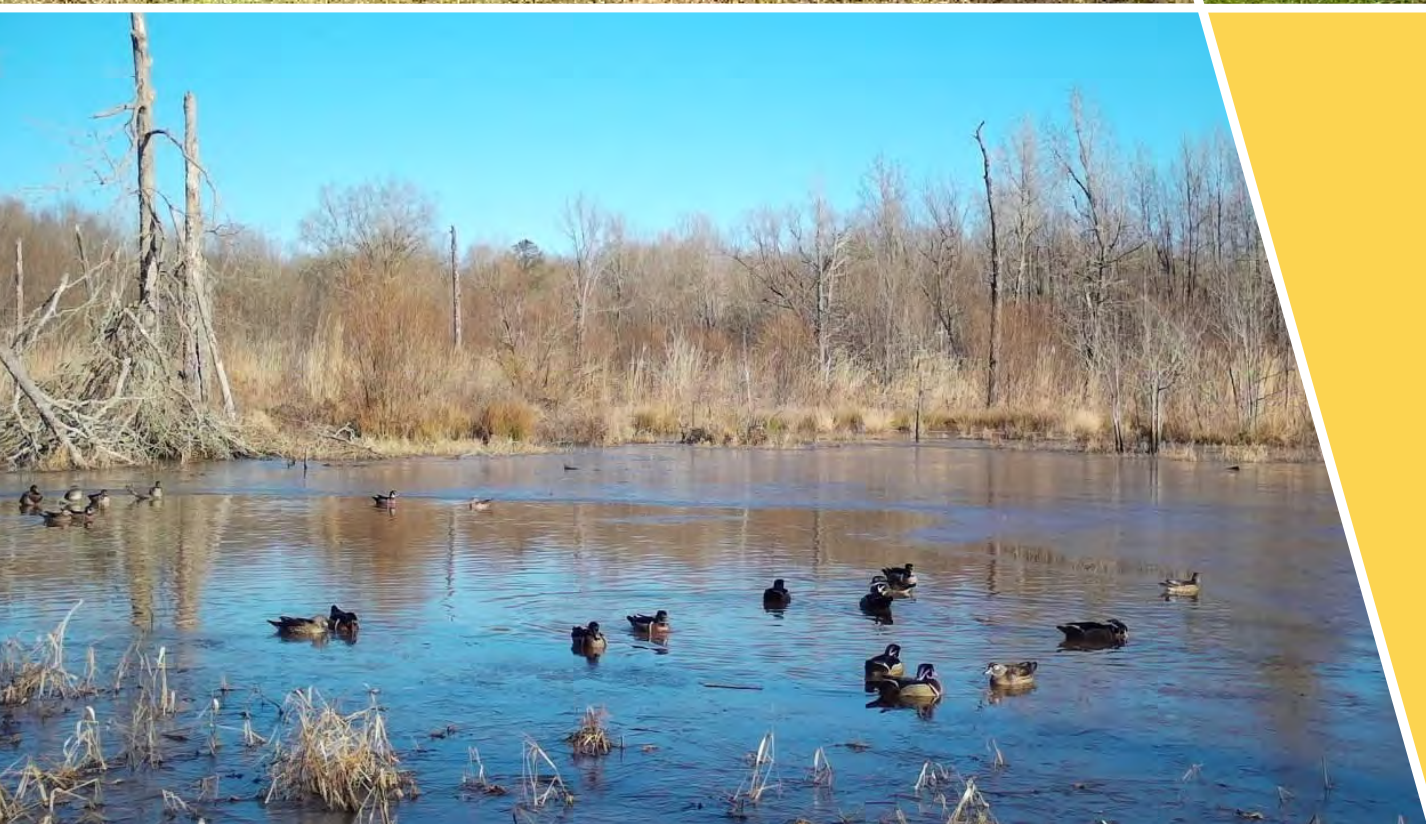
1 HR TO AUGUSTA

MCCORMICK

W Gold St

221





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