

TURKEY PINES

± 88.64 acres

Gillison Branch Rd | Ridgeland, SC 29936



\$1,300,000

Property Highlights

- Located in Northern Jasper County, SC, on Gillison Branch Road (recently repaved).
- ±2 Miles to the entrance of the world-renowned Congaree Golf Club
- Turn-key, diverse, and easy-to-manage property.
- Great internal road network with recently re-graveled main roads for cleaner vehicle access.
- Manageable size with diverse features rarely found together in properties of this size.
- 3 primitive guest cabins included and 1 “tiny house” cabin (available for additional fee)
- Includes a 60x40 shed covering a 36x40 concrete pad with plumbing and electrical installed.
- Shipping containers on site for secure storage for equipment like side-by-sides
- Large fire pit for outdoor gatherings
- Standing timber appraisal available upon request
- More photos available upon request
- Hunting opportunities:
 - Deer hunting: Entire tract
 - Duck hunting: ±3.5 acre duck impoundment area
 - Quail hunting: ±20 acres of mature pine stand and adjacent field
 - Dove hunting: ±5.5 acre fenced dove field

Click here or scan
QR Code to view
aerial drone video!



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The Timber and Recreational Land Division of NAI Earle Furman

1 Real Estate Way
Spartanburg, SC 29302
huffcreekproperties.com

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Turkey Pines is a turnkey, diverse, and easy-to-manage property located in the northern part of Jasper County, right off Gillison Branch Road, which was recently repaved. This property features excellent internal road access, a duck impoundment, a dove field, merchantable upland pine timber, and hardwood bottoms. Turkey Pines truly has it all in a very manageable size. It would be hard to find a property of this size with all these features.

The current owners have made extensive improvements, including the addition of four cabins: one main cabin and three guest cabins. They also added a 60x40 shed covering a 36x40 concrete pad with plumbing and electrical already installed. Additionally, a shipping container was added to the property for securing ATVs and other equipment. A fire pit and a gravel parking area were also installed. The main roads have been re-graveled to help keep vehicles clean.

Turkey Pines is a special place for wildlife and feels much larger than its actual size, thanks to its diverse habitat. The property offers excellent quail opportunities in the front left section, where a ±20-acre mature pine stand transitions into a 10-acre field that could be planted for birds and other wildlife to forage. The top section of the first field borders the duck impoundment, which is fed by a well and includes roughly 2 acres of tillable land, while the entire impoundment spans ±3.5 acres. The owners recently had the dike re-graded and repacked.

Behind the duck impoundment is a large ±10-acre field, including a ±5.5-acre fenced dove field. A branch runs along the property line on the right side of the tract, providing great roosting sites for turkeys and a frequent deer crossing. The left portion of the property offers roughly 15 acres of excellent deer hunting opportunities, featuring a small bottom and many mature hardwoods and pines.

This property supports a healthy population of turkey, deer, dove, and duck. It is a unique retreat for the weekend hunter. Imagine deer hunting Friday night, duck hunting Saturday morning, quail hunting Saturday afternoon, and then enjoying an evening around the fire pit with friends and family.

TURKEY PINES

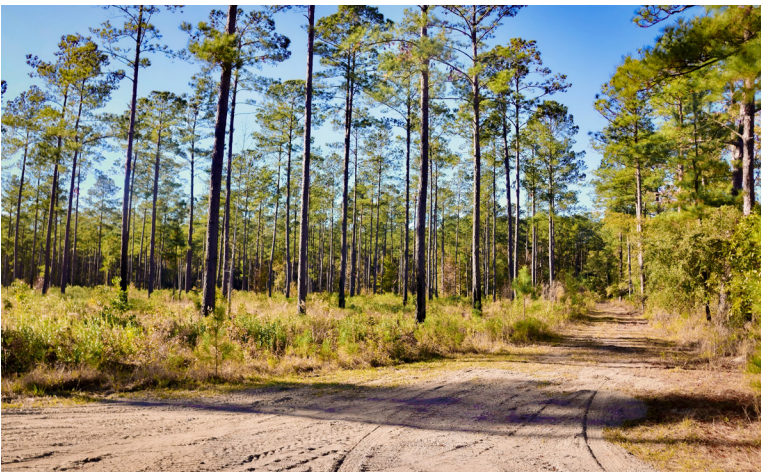
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Recent Improvements

- Construction of 4 cabins (main and guest cabins).
- Installation of a 60x40 shed with concrete pad and utilities.
- Addition of a secure shipping container for equipment storage.
- Creation of a fire pit and gravel parking lot.
- Re-graveling of main roads for vehicle cleanliness.
- Re-grading and re-packing of duck impoundment dikes.
- Power and water installed to site



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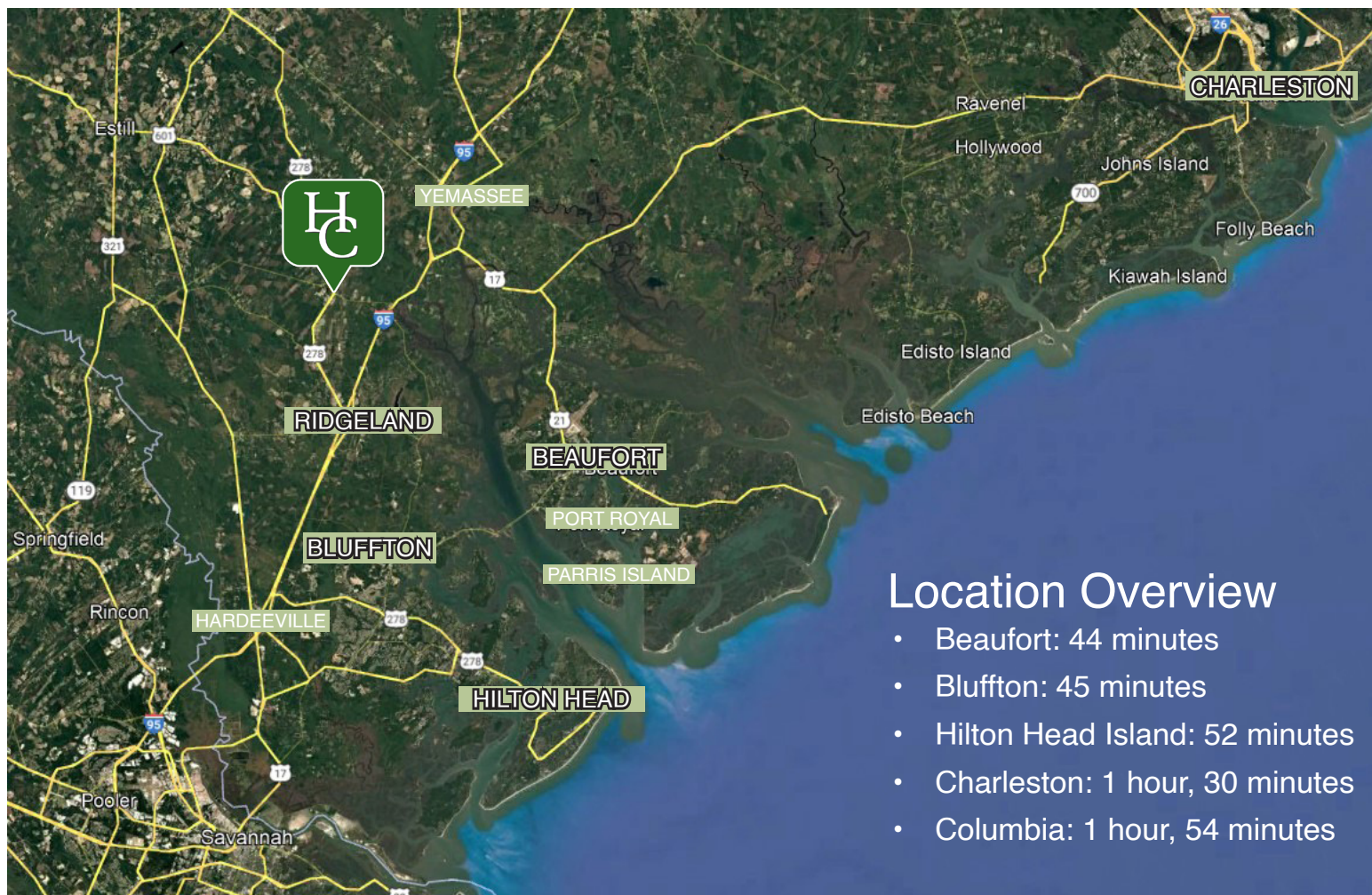
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Location Overview

- Beaufort: 44 minutes
- Bluffton: 45 minutes
- Hilton Head Island: 52 minutes
- Charleston: 1 hour, 30 minutes
- Columbia: 1 hour, 54 minutes

Ridgeland, South Carolina, is a charming town located in Jasper County, within the Lowcountry region of the state. Known for its small-town atmosphere and rich natural surroundings, Ridgeland serves as the county seat of Jasper County and is an area steeped in Southern heritage.

Conveniently situated along Interstate 95, Ridgeland offers easy access to Savannah, GA, Hilton Head Island, SC, and Charleston, SC, making it a central spot for travelers and businesses. The town is surrounded by lush forests, wetlands, and waterways, making it a haven for outdoor enthusiasts. Hunting, fishing, and exploring nature are popular activities in the area. Ridgeland also has a deep connection to Lowcountry culture, with a history tied to agriculture, forestry, and coastal trade.

Ridgeland and Jasper County, South Carolina, are experiencing significant growth driven by both residential and commercial developments. The area is strategically located, with proximity to major transportation hubs like I-95 and the Port of Savannah, making it attractive for industrial and logistics expansion. The county has also seen progress on infrastructure projects, including the \$42 million widening of U.S. Highway 17 and improvements to the Ridgeland-Claude Dean Airport. Jasper County's population grew by 28% from 2010 to 2020, reflecting its increasing appeal. New developments, such as the proposed annexation for large-scale residential and commercial projects near Ridgeland, highlight the ongoing transformation of the region.

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Wildlife Photos



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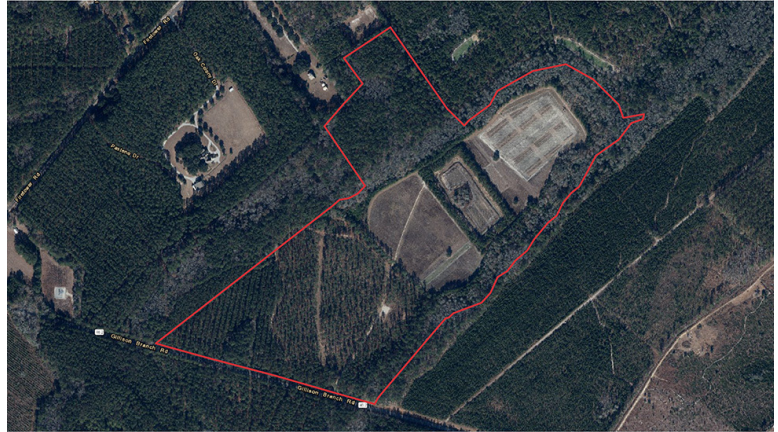


Map Sets

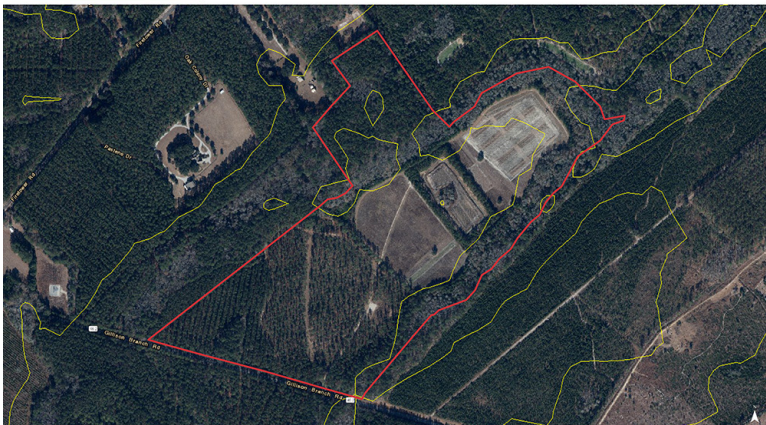
Location



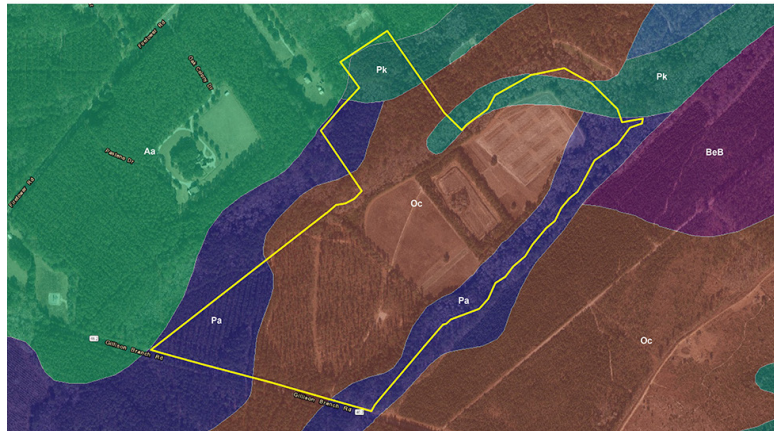
Aerial



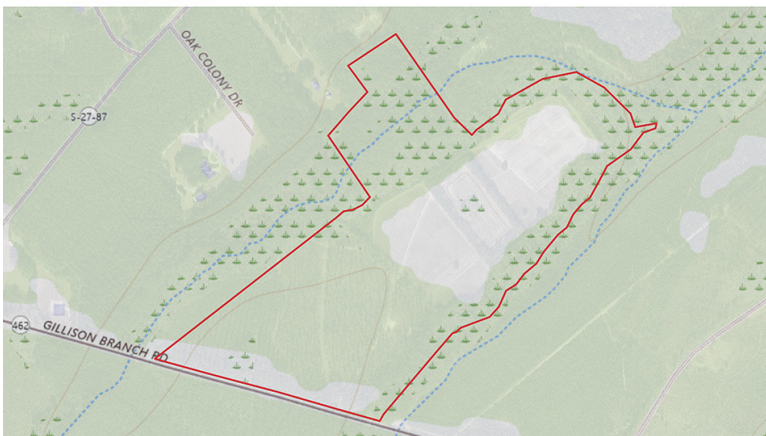
Topographical Map: 5'



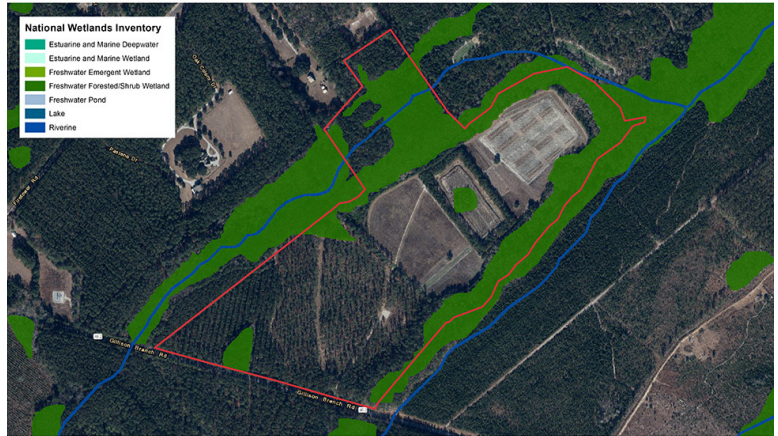
Soil Survey



Topographical Map



National Wetlands Inv.



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