



TROY ACRES
MCCORMICK COUNTY, SC
109.8 +/- ACRES
\$313,000



PROPERTY DESCRIPTION

Troy Acres is a 109.8-acre property in McCormick County, South Carolina, offering a versatile combination of open acreage, natural regeneration, and recreational potential. The property features deeded access and an established network of interior roads, providing convenient access throughout the tract.

A row of mature pines runs across the middle of the property, creating a distinctive feature and adding character to the landscape. The majority of the acreage has been recently clear-cut and is naturally regenerating, with a few open fields and cleared areas throughout the property. The combination of open ground, natural regeneration, and interior roads provides an excellent foundation for future wildlife habitat, hunting, recreation, and timber management.

With its substantial acreage, established access, and flexible layout, McCormick 109 offers a blank canvas for a buyer looking to develop a private recreational property or establish a long-term timber investment in McCormick County.

PROPERTY FEATURES:

- Open Fields
- Interior Roads
- Mature Pine Row
- Naturally Regenerating Timber

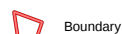
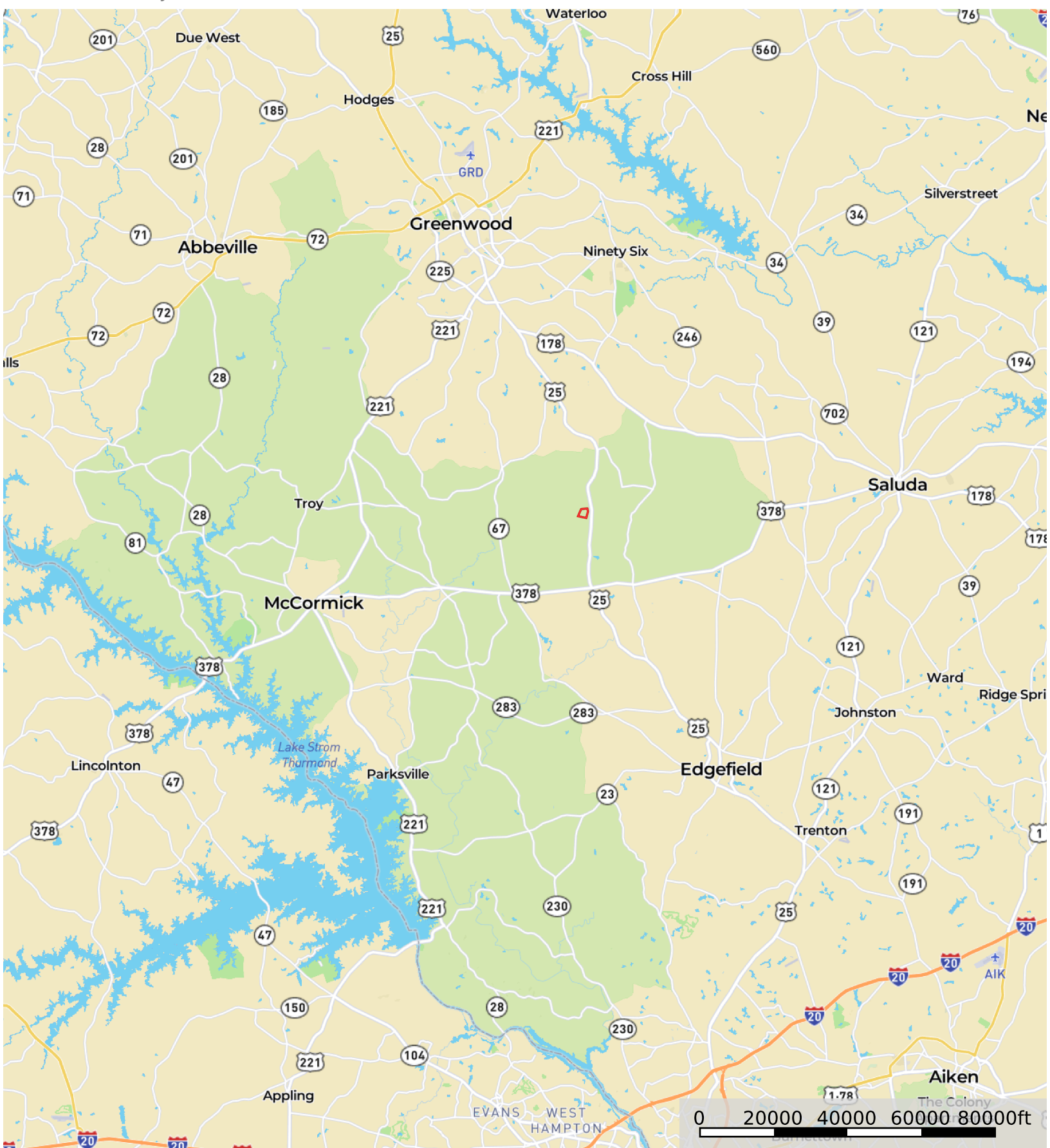
DIRECTIONS:

Place the following GPS coordinates into your mobile navigation app:
33.9773, -82.0468

CONTACT

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McCormick County, South Carolina, 109.8 AC +/-



Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

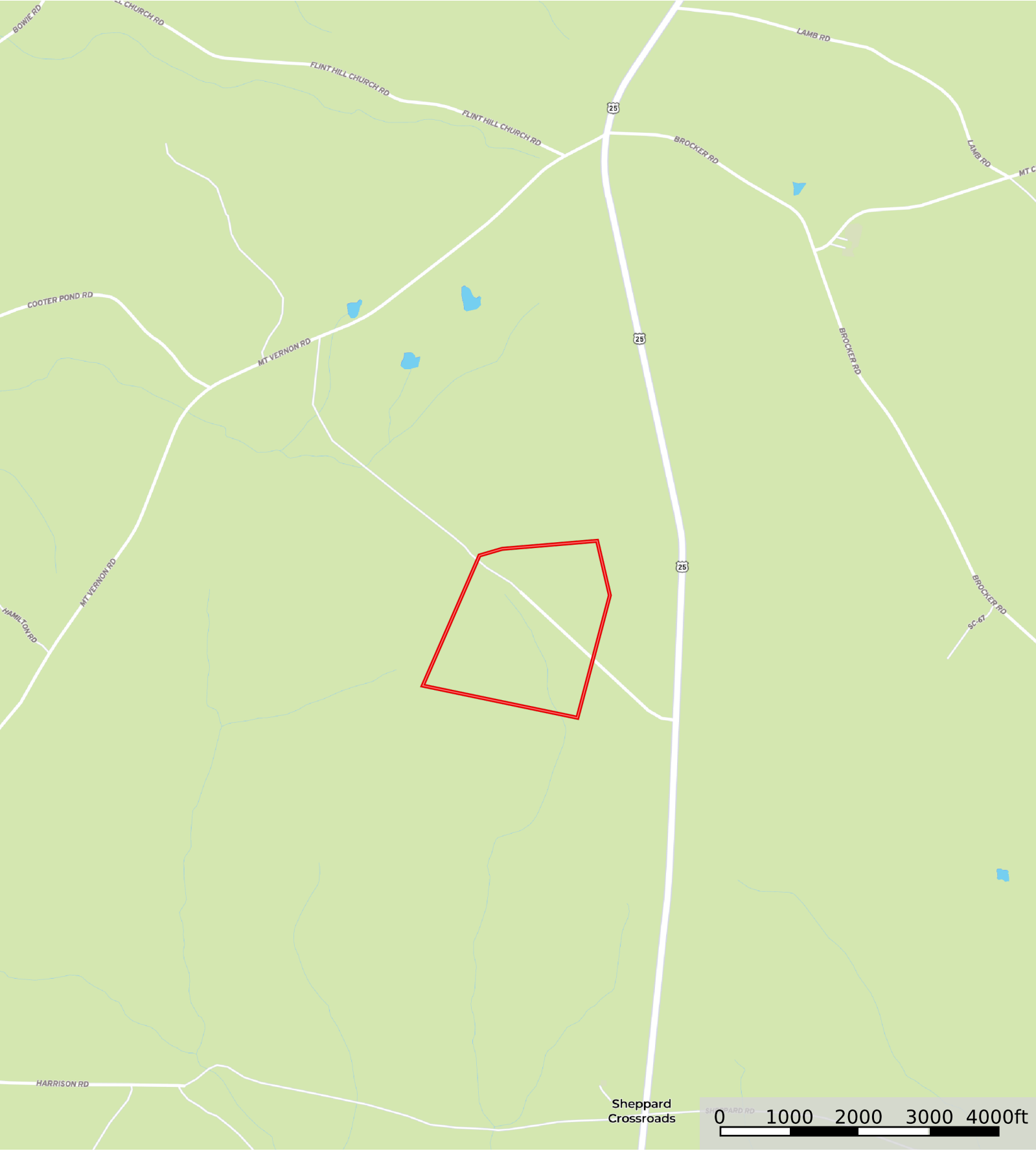
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