



LOTT CREEK RETREAT

MCCORMICK COUNTY, SC

185.88 +/- ACRES

\$975,000



PROPERTY DESCRIPTION

Lott Creek Retreat is a 185.88-acre property in McCormick County, South Carolina, offering an excellent combination of timber investment, recreation, and rural appeal. With 424 feet of Highway 81 frontage, nearly 3,000 feet along Lott Creek, and partial ownership in a shared 5-acre pond, the property offers both convenient access and an abundance of natural features.

The property includes 95 acres of improved loblolly pine planted around 12 years ago, along with 17 acres of older planted pine. Naturally regenerated pine and hardwoods round out the property, creating a diverse landscape and quality wildlife habitat. An existing interior road system provides a foundation for access and can be improved for future recreational and timber use.

Lott Creek is a defining feature, providing extensive frontage, wildlife habitat, and scenic character. With strong hunting potential, quality timber, pond access, and Highway 81 frontage, Lott Creek Pines offers a versatile opportunity for a recreational buyer or timber investor.

A conservation easement permits timber management and recreational use, along with one main residence, one secondary residence, agricultural buildings, and one subdivision opportunity. Additional details regarding the easement and permitted uses are available upon request.

PROPERTY FEATURES:

- Highway 81 Frontage
- Improved Loblolly Planted Pines
- Hunting and Recreational Potential
- Nearly 3,000 Feet of Lott Creek Frontage

DIRECTIONS:

Place the following GPS coordinates into your mobile navigation app:
34.0232, -82.5208

CONTACT

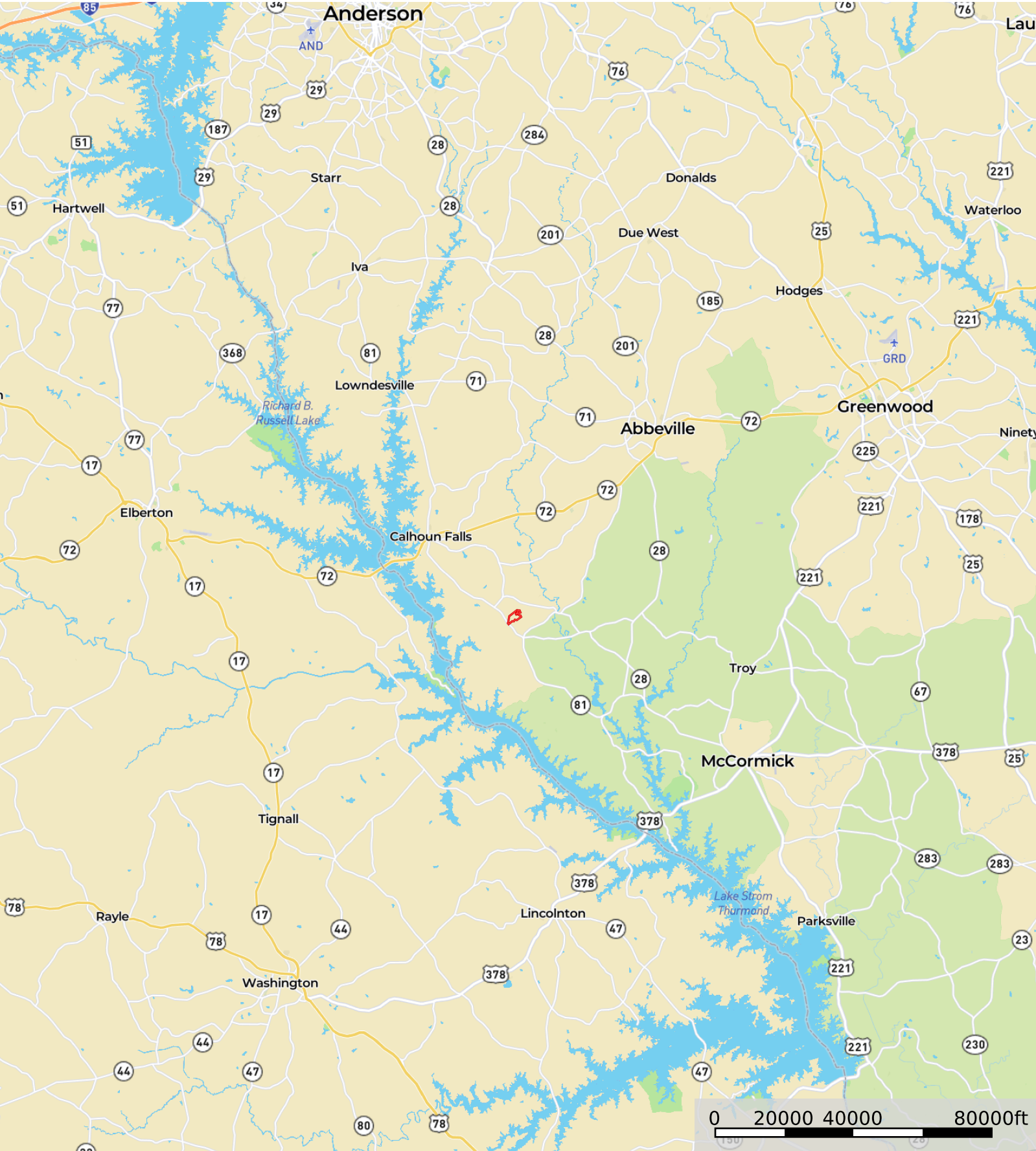
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Lott Creek Retreat
McCormick County, South Carolina, 185.88 AC +/-

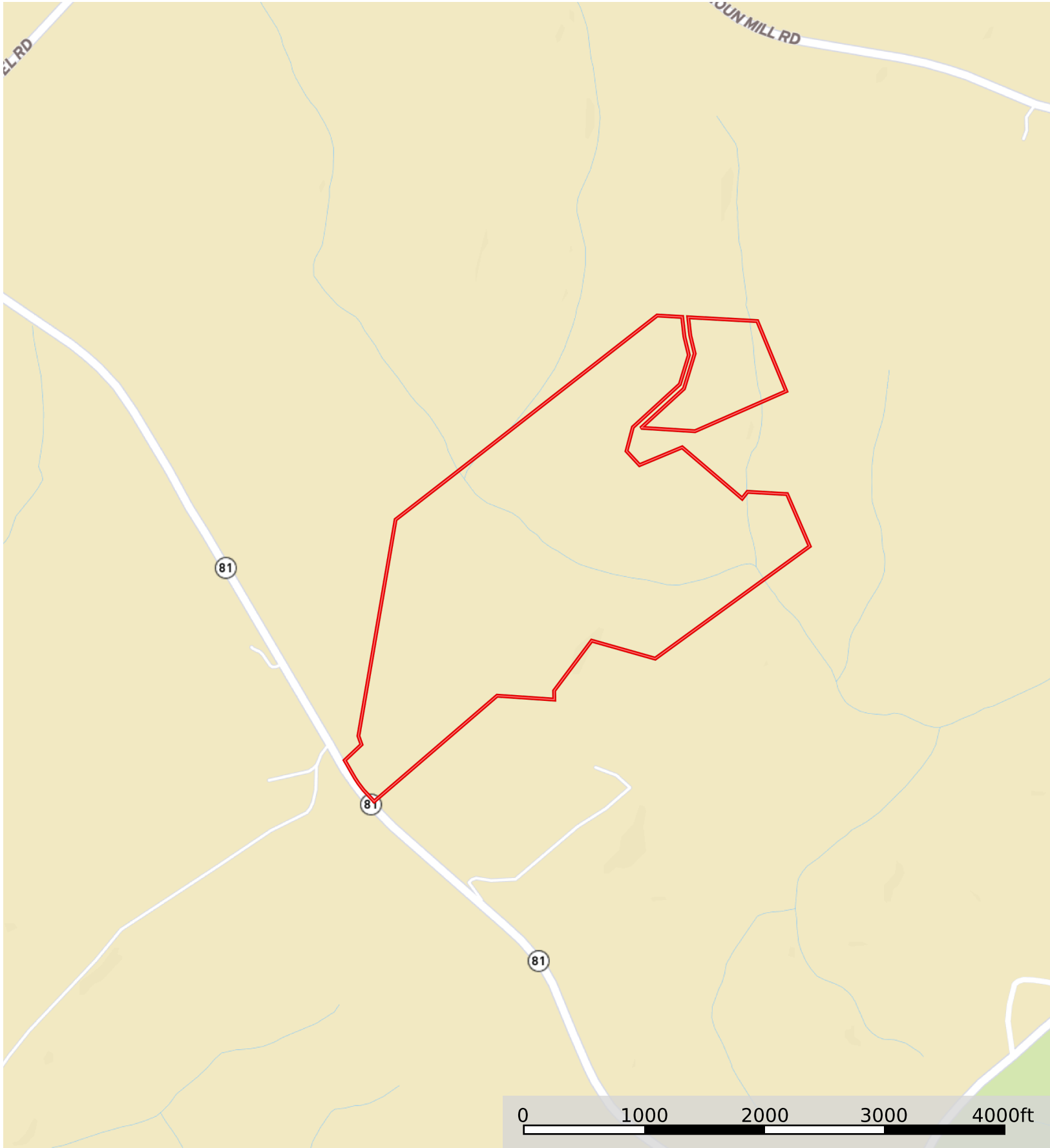


Boundary

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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