

Horry County, SC
210.08 Acres
\$ 399,000

Pee Dee River Tract

Recreational Diversity

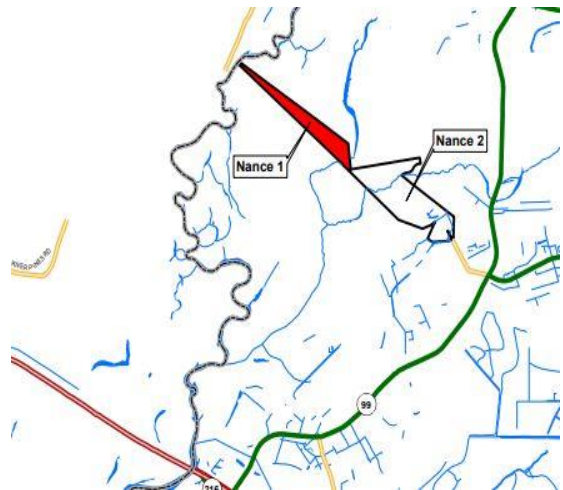
The Nance Tract consists of approximately 210 acres and is located on the Pee Dee River in Horry County. The property features an abundance of wildlife throughout the diverse habitats. The 1-acre fishpond could service a morning of wing shooting waterfowl or an afternoon of freshwater fishing. The beautiful hardwood bottom land provides an environment that is conducive for both deer and turkeys. The hardwood regeneration provides bedding habitat and the field at the front of the tract could contribute to feeding habitat.

Innovative Investment

This tract offers an adverse investment opportunity. It has potential for a conservation easement or could be implemented into a Wetlands Reserve Program (WRP). The 60 acres of mature hardwood on the river-side of the property is ready to be harvested. There is a 20-acre Ag-field located at the front of the property that could be farmed or leased out to a farmer to provide another yearly income.

Secluded and Accessible

The entrance onto the Nance Tract is off of county-maintained Best Road. Florence is a quick 30-minute drive and Myrtle Beach is under an hour. The property stores an old home site at the entrance that could possibly be restored into a historic dwelling.



For More Information or to
schedule a private visit, please
contact

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