



River Retreat For Sale
±908.61 Acres



Hwy 76 & Lumber River

Nichols, South Carolina 29581

Property Features

- ±1,800' of frontage on SC Highway 76
- ±3.5 miles of frontage on Lumber River
- ±1 acre Oxbow Lake (Widow Lake)
- 2 bedroom cabin overlooking the Lumber River
- Storage/cleaning shed & private boat landing providing river access located beside the cabin
- Excellent deer, duck, & turkey hunting
- Several existing food plots with potential for more
- Majority of the property consists of Longleaf pine and river hardwoods & sloughs
- Layout & habitat of property make it an excellent candidate for an early release quail program



SALE PRICE: \$1,500/ACRE

Dan Dunn

864 590 5210
ddunn@naief.com

Rusty Hamrick

864 678 5999
rhamrick@naief.com

Huff Creek Properties is a timber and recreational land division of

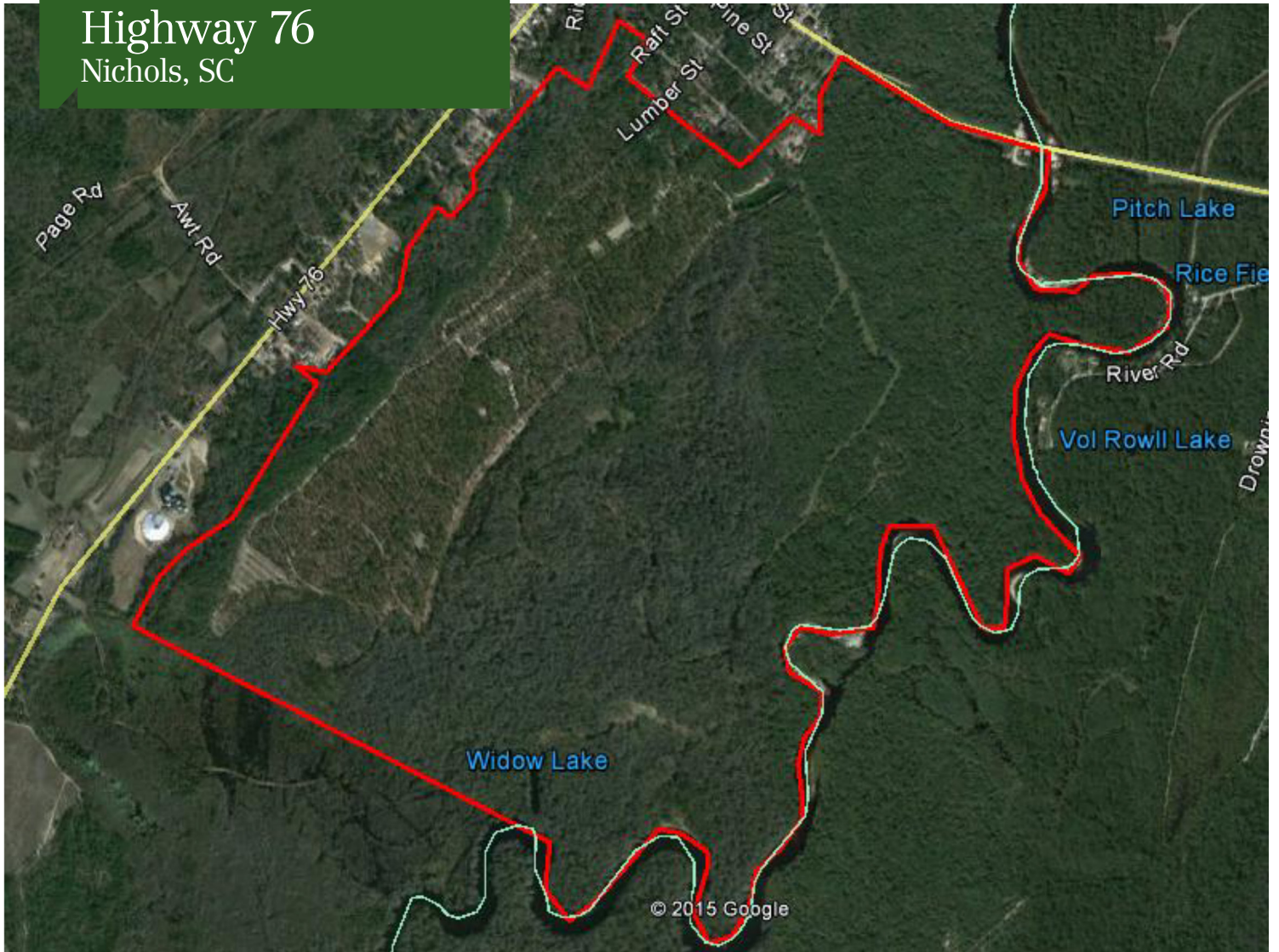
NAI Earle Furman

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

101 E Washington Street Suite 400
Greenville, South Carolina 29601
864 232 9040

naiearlefurman.com huffcreekproperties.com

River Retreat For Sale
Highway 76
Nichols, SC

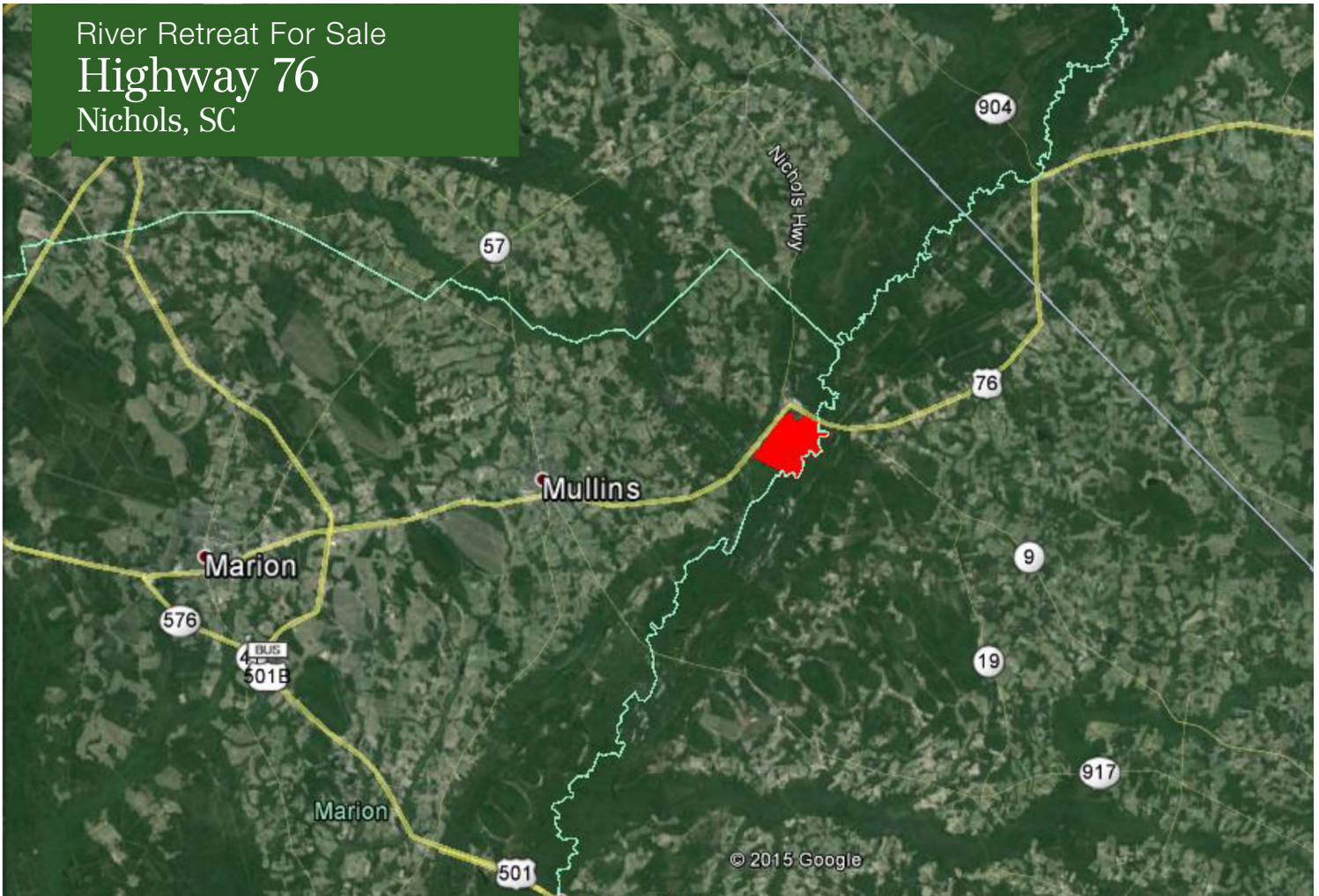


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River Retreat For Sale
Highway 76
Nichols, SC



Property Description

This beautiful riverfront tract is a must-see! The property has 1,800+/- ft. of frontage on SC Highway 76 just outside of Nichols, SC and stretches for 3.5+/- miles along the Lumber River. A rustic 2BR cabin overlooking the river is located towards the southernmost boundary line (3+/- miles downriver) and offers excellent privacy & seclusion. The property consists of large stands of mature longleaf pines, river hardwoods, & sloughs and has very healthy wildlife populations including deer, turkeys, & ducks. A one acre oxbow lake and a private boat landing accessing the river offer excellent & convenient fishing opportunities. A hard bottom road in excellent condition provides access throughout the property as well. At \$1,500/acre this property is priced to sell.

Property Location

Located less than 40 miles from North Myrtle Beach & just over 100 miles from Columbia; 70+/- miles from Wilmington & 110 miles from Raleigh & Charleston.

Marion County Tax Map #'s: 0370000048000, 0490000041000, 7070901000000, 7081301000000
7090901000000, & 0370000051000

Abbeville County Tax Map #: 038-00-00-068



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