

# 183.41 Acre Farm

515 McDonald Road Donalds, SC 29638

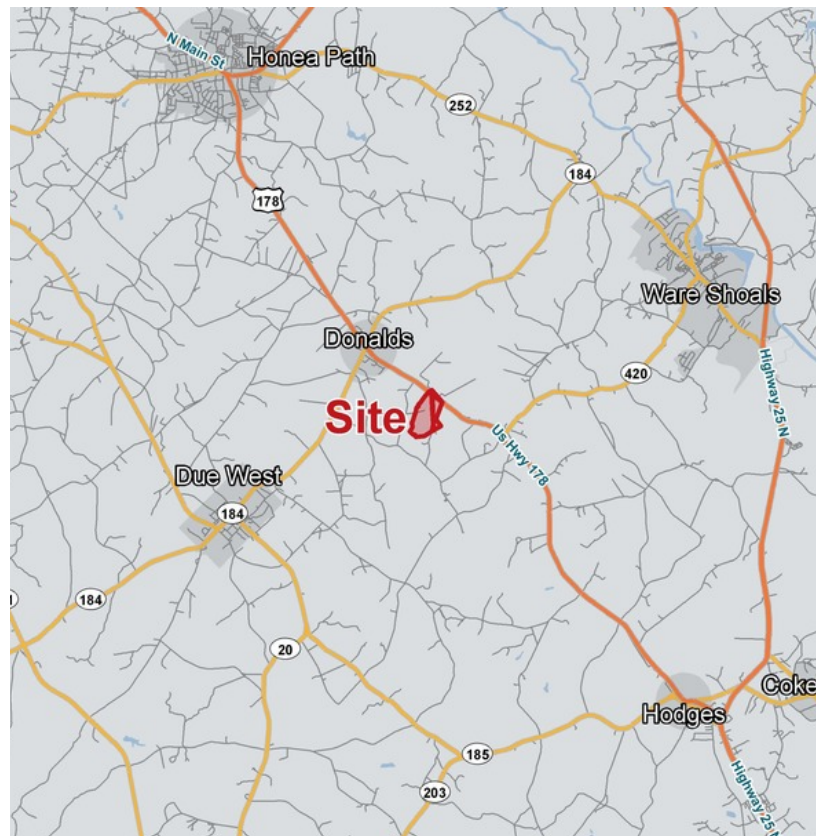


\$985,000



## The Old McDonald Farm

- Abbeville County TM # 028-00-00-018
- Productive seven acre dove field enclosed in a deer proof fence (that could be enlarged to as much as twenty acres)
- Two ponds (both approximately one acre in size)
- 34+- acres of very healthy ten year old loblolly pine
- Approximately eighty acres of pristine upland hardwoods with excellent rolling topography which includes a creek drain that runs for approximately 2/3 of a mile along the western boundary line and empties into Long Cane Creek roughly one mile from the southwest corner of the property (a swamp is also on the property at this corner)
- Abundant wildlife with a history of trophy whitetails, sustainable turkey numbers, sporadic hog inhabitation, modest numbers of wood ducks, and the occasional covey of quail
- The property has been managed for wildlife at a high level for over a decade and some improvements include native grass stands, several large interior food plots (including three different hub and spoke set ups), & dozens of planted mast trees (pear, sawtooth, & persimmon)
- Completely renovated civil war era farm house (4BR/3BA with a master suite) includes an open floor plan, hardwood floors, front/rear screened porches & a main porch
- Two barns in great condition
- City water and natural gas
- Located approximately 10 minutes from Honea Path, 20 minutes from Greenwood, and 50 minutes from Greenville



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# Property Description

515 McDonald Road Donalds, SC 29638



## Property Overview

The Old McDonald Farm is a quintessential representation of a quality hunting and recreational property in the Piedmont region of South Carolina. The fully renovated home was originally a civil war era residence of a several thousand acre king's grant estate. What was once part of a historical farming operation is now a thriving and well-managed sporting retreat that is 100% turn-key. An eighty acre block of pristine hardwoods serves as the backbone of the property. This timber stand is incredibly secluded and encompasses two small ponds, a creek bottom that stretches for 2/3 of a mile, and a swamp. Several large and strategically placed interior food plots (including three hub and spoke set ups) are located throughout the property and the owner has done a tremendous job of keeping them planted and supplemented with native grasses and dozens of mast trees (including pear, sawtooth, and persimmon). Thirty-four acres of very healthy ten year old loblolly pines and a twenty acre field currently used for baling hay and a seven acre dove field round out the habitat features. Several impressive trophy whitetails have been take in recent years and the turkey hunting and dove field both produce consistently each season. Additional amenities include two barns, public water/natural gas, deer proof fencing around the dove field, and permanent tower deer stands.

## Location Overview

Located approximately 10 minutes from Honea Path, 20 minutes from Greenwood, and 50 minutes from Greenville



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# Drone Photography

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# Improvement Photos

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# Property Photos

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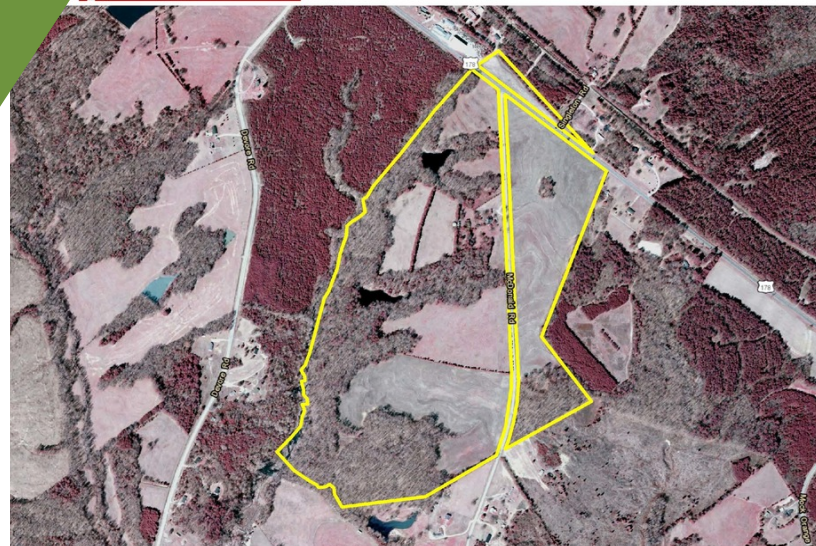
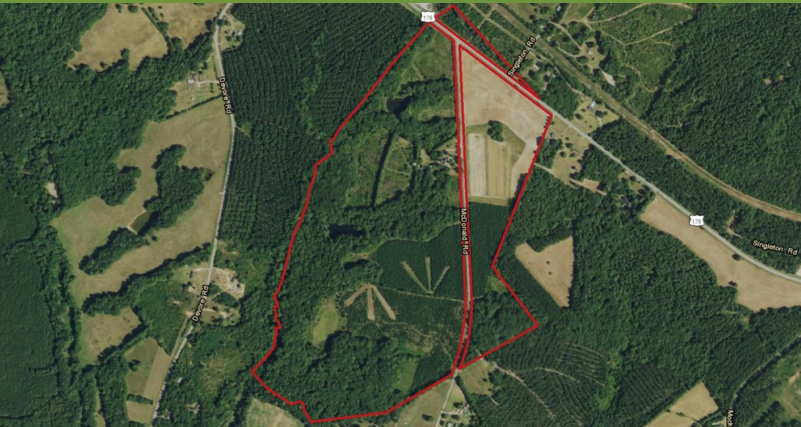




# Map Set

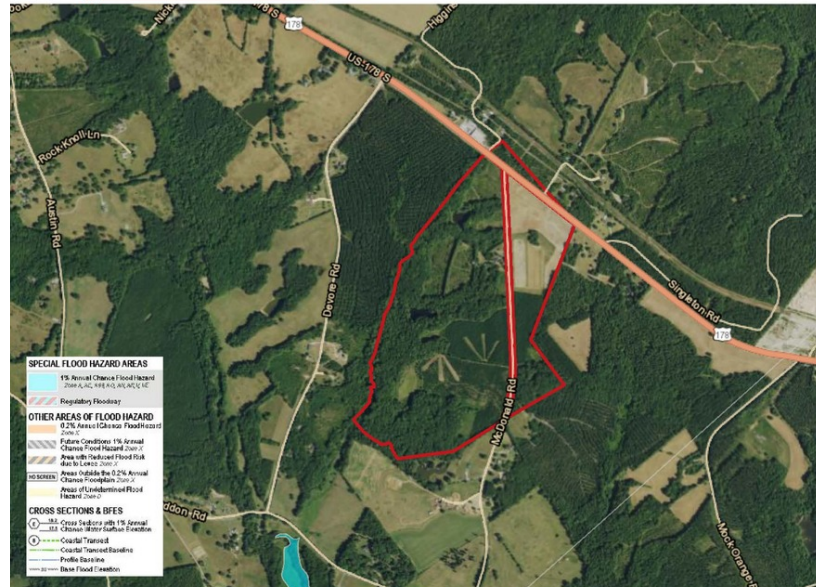
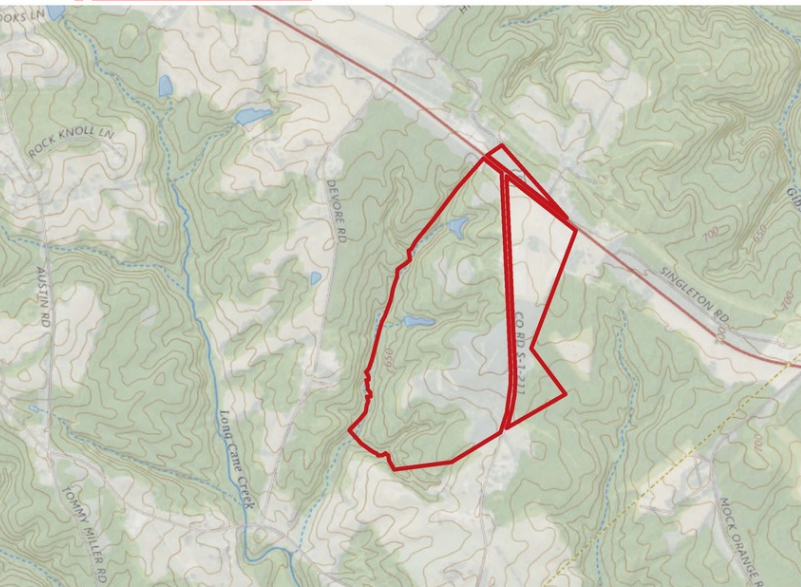
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2006 Infrared



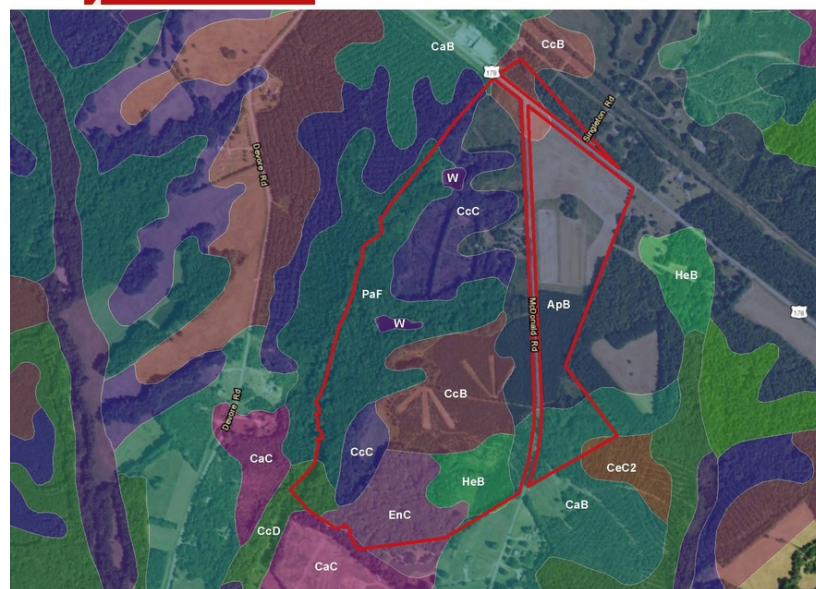
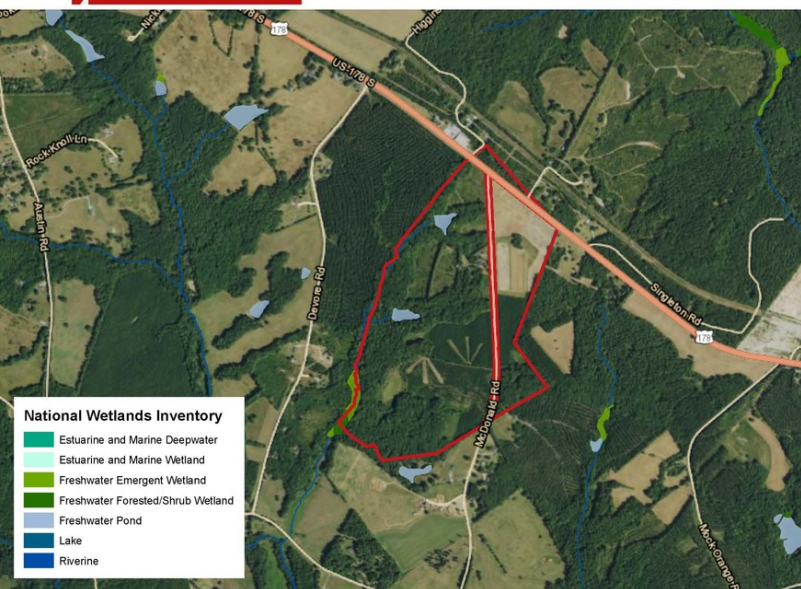
Topographical Map

FEMA Flood Zones



National Wetlands Inv.

Soil Survey



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