



# OFFERING MEMORANDUM

**LARGE RECREATIONAL TRACT IN ABBEVILLE COUNTY, SC**

MIDWAY TRACT | ±780 TOTAL ACRES



## TRANSACTION *team*



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## PROPERTY *overview*

780 contiguous acres of premier recreational and timberland, nestled within the Sumter National Forest along McNeil Road and Forestry Service Road in Abbeville County, South Carolina.

This rare property offers unmatched seclusion, privacy, and natural beauty—completely surrounded by thousands of acres of protected national forest—while remaining just 5 minutes from the conveniences of Greenwood, SC.

**780± Acre Hunting & Timber Tract**

**McNeil Road, Abbeville, SC**

**Bordering Sumter National Forest**

**Prime Wildlife Habitat**

**Long Cane Creek Wetland Access**

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|               |  |
|---------------|--|
| LOCATION      | Forest Service Road + McNeil Road  |
| COUNTY        | Abbeville  |
| PARCEL NUMBER | 124-00-00-001  |
| TOTAL ACREAGE | ±780 AC  |
| ZONING        | Agricultural <ul style="list-style-type: none"><li>✓ Conservation Easement</li><li>✓ 5 Dwellings Permitted</li></ul> |

**ASKING PRICE:** **\$4,290,000**

**\$5,500/AC**



*click to take a virtual  
property tour*



# PROPERTY *features*

## LAND COMPOSITION

- Mature hardwoods
- Professionally planted pine

## WATER FEATURES

- **Wetlands** at rear of property, ability for impoundment
- Ties directly into **Long Cane Creek**, offering prime duck hunting

**TOPOGRAPHY** Rolling hills, creek bottoms, and elevated ridges

**ACCESS** Internal road and **ATV trail system** throughout

## WILDLIFE + RECREATION

- Rich wildlife habitat:
  - **Native bobwhite quail**
  - **Whitetail deer, wild turkey, and waterfowl**
- Ability for **duck hunting** with existing wetland system
- Excellent quail habitat with open understory and pine cover
- Several **food plots** and wildlife openings
- Ideal for:
  - Hunting club or private lodge
  - Outdoor recreation (riding, camping, hiking, bird watching)

## INVESTMENT + CONSERVATION

- Income-producing timber: mature and rotational pine, hardwood value
- Conservation easement in place
  - Significant habitat value, riparian protection, and forest preservation
- Low property taxes with timberland exemption options
- Low encroachment risk thanks to surrounding federal forest boundaries





PROPERTY *boundaries*

MIDWAY RECREATIONAL TRACT

EXISTING CEMETARY  
ON PROPERTY

SUMTER NATIONAL FOREST



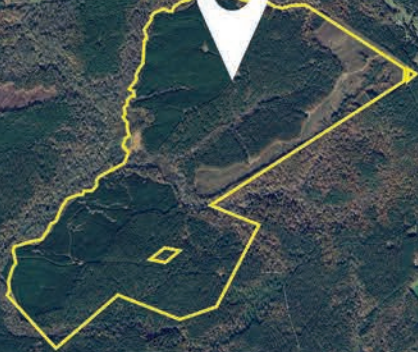
SURROUNDING *area*

GREENWOOD, SC



5 MILES

72







For more information on the Midway Recreational Tracts in Abbeville County, SC, please contact:

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