



# OFFERING MEMORANDUM

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

MUCKAWAY TRACT | ±374 TOTAL ACRES





## TRANSACTION *team*



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# PROPERTY OVERVIEW

374 acres of premier recreational and timberland, nestled within the Sumter National Forest along Muckaway 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 15 minutes from the conveniences of Greenwood, SC.

**±374 Acre Hunting & Timber Tract**  
**Muckaway Road, Abbeville, SC**  
**Bordering Sumter National Forest**  
**Prime Wildlife Habitat**

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LOCATION	Muckaway Road
PARCEL NUMBER	149-00-00-005
TOTAL ACREAGE	±374 AC
ZONING	Agricultural
ASKING PRICE:	<b>\$1,683,000</b> \$4,500/AC



*click to take a virtual  
property tour*



# PROPERTY FEATURES

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## LAND COMPOSITION

- Mature hardwoods
- Professionally planted pine
  - 1-2 Year
  - 8-10 Year

**TOPOGRAPHY** Rolling hills and elevated ridges

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

## WILDLIFE + RECREATION

- Rich wildlife habitat:
  - **Whitetail deer** and **wild turkey**
- Several **food plots** and wildlife openings
- Ideal for:
  - Hunting club or private lodge
  - Outdoor recreation (riding, camping, hiking, bird watching)

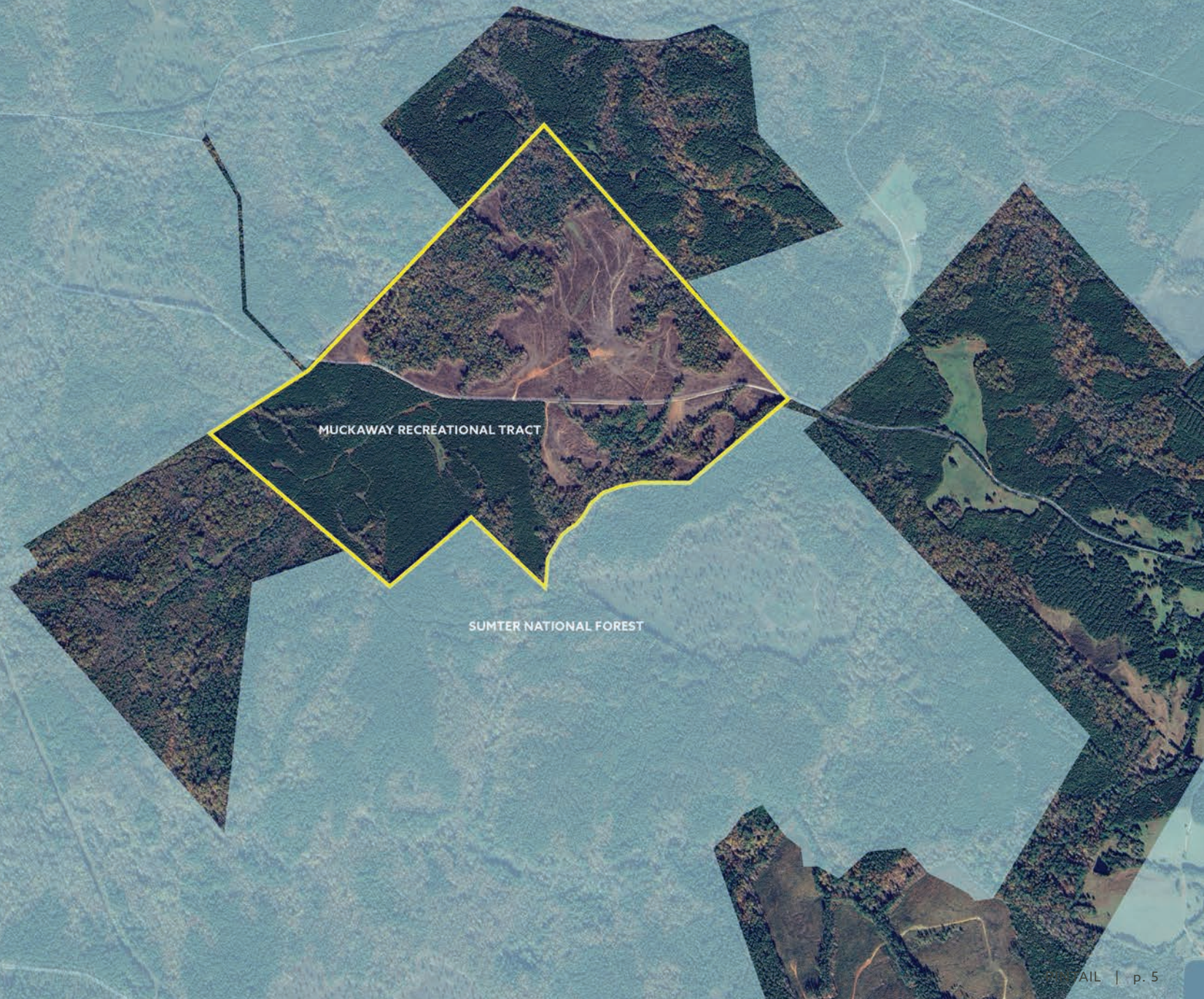
## INVESTMENT + CONSERVATION

- Income-producing timber: mature and rotational pine, hardwood value
- Low property taxes with timberland exemption options
- No encroachment risk thanks to surrounding federal forest boundaries





## PROPERTY BOUNDARIES





## SURROUNDING AREA





# MARKET *overview*

Located in Upstate, South Carolina, Greenwood County is home to many global companies, including Fujifilm’s North American headquarters, along with thousands of innovative small businesses.

Greenwood boasts an excellent quality of life and an overall cost of living index lower than state and national averages. Additionally, the Greenwood community supports two institutions of higher learning, elevating the quality of the labor pool.

With it’s modern and diverse economic base and approximately 26% of the county’s large and ready workforce dedicated to the industry, Greenwood has become a hub for new manufacturing developments.

## *county demographics*

TOTAL POPULATION	69,258
TOTAL HOUSEHOLDS	27,403
OWNER OCCUPIED HH	63.9%
AVG HH INCOME	\$67,671
MEDIAN AGE	40

## *major employers*

Self Regional Healthcare	Lonza
Teijin	E.A. Sween Co.
Eaton Corporation	Cardinal Health
Fujifilm	Colgate Palmolive
Carolina Pride Foods	Clemson Center for Human Genetics







For more information on the Muckaway Recreational Tract in Abbeville County, SC, please contact:

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