

Hurricane Church Tract Property Description

The Hurricane Church tract is located in eastern Laurens County, S.C. approximately 4 miles northeast of the town of Clinton. It contains 155.77 acres according to a 1978 survey. The property has over 1,740 feet of frontage on Hurricane Church Road, a paved county road. It is 45 miles from Greenville, S.C. and only 35 miles from Spartanburg, S.C.

The property is located in a nice part of Laurens County. The surrounding area is dominated by agriculture fields and timberland. Laurens County has abundant deer herds and excellent turkey hunting. Property taxes for agriculture land are around \$1.30 per acre per year. There is no zoning in Laurens County.

The property contains a mixture of forest types, including a merchantable pine stand, mature hardwood stand and a pre-merchantable pine plantation. For locations of the different timber types and acreages, refer to the enclosed timber type map. The merchantable pine stand was thinned a couple of years ago and a moderate stocking was left. No harvesting occurred in the hardwood stand. The pre-merchantable pine plantation should be ready for a first thinning in about 5 years.

An excellent internal road system with several established wildlife food plots make this a great recreational property. There is a small pond on the property also. The property contains excellent wildlife habitat with good diversity of habitat types. Under proper management, this property has great potential for both timber production and hunting opportunities.

Along with being an excellent recreational property, the tract contains several nice home sites that overlook the hardwood bottoms. There is a nice stream that runs through the hardwood stand adding to the aesthetic beauty of the property.