

## **Bethlehem Church Tract Property Description**

The Bethlehem Church tract is located in eastern Laurens County, S.C. approximately 4 miles southeast of the town of Clinton. It contains 313.27 acres according to a survey completed in 1949. The property has over 1,300 feet of frontage on Bethlehem Church Road, a paved county road. It is 48 miles from Greenville and 38 miles from Spartanburg.

The area surrounding the property is mainly agricultural land and forest land. 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 majority of the property consists of a 5 year old loblolly pine plantation. Of the 313 acres, 256 acres are in this plantation. The plantation is well stocked with loblolly pines and is growing vigorously. The first thinning of this plantation should take place at approximately age 15. The habitat for whitetail deer in this pine stand is excellent at the current time with abundant food and cover present.

Mature timber was left along the drains on the property to prevent soil erosion and preserve the water quality in the streams. There are approximately 57 acres of mixed pine and hardwood timber located in these streamside management zones (SMZ). These SMZ areas provide excellent travel corridors for wildlife. The oaks in these areas also provide food for deer and turkey in the fall and winter months.

The property has a good internal road system and a few established wildlife food plots. The deer hunting is excellent on this property currently. With proper management, this tract can continue to provide great hunting opportunities while growing a valuable stand of loblolly pine for the future.