

Millers Fork Hunt Tract

00 Golden Acres Road Clinton, SC 29325



\$484,500



Clinton | ±147.59 Acres

- +/- 45 Minutes to Downtown Spartanburg
- +/- 45 Minutes to Downtown Greenville
- +/- 2,600 LF of stream running north and south on property interior
- +/- 10 Year natural regeneration of southern pines and mixed hardwoods
- Five established food plots totaling +/-5 acres
- Extensive trail system
- Ample turkey and deer populations
- Wildlife photos available upon request
- 2020 SURVEY AVAILABLE UPON REQUEST



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Property Description

Millers Fork Hunt Tract



Property Overview

Millers Fork Hunt Tract is the perfect land investment for individuals seeking recreation today and long-term asset growth in the future. The Millers Fork Tract has a substantial trail system and five established food plots for attracting wildlife of all kinds. Whether you wish to hunt, hike, ride ATVs, or simply sit outside amongst a South Carolina sunset, this property affords an owner space to enjoy all nature has to offer. Additionally, with over 8,000 linear feet of paved road frontage including roughly 400 linear feet along HWY 72, and just 1.75 Miles from Exit 54 along Interstate 26, the property is positioned well within the growing Upstate of South Carolina for future appreciation. With close proximity to new economic development including the Clinton 26 Commerce Park and recent retail developments, the Miller Fork Tract gives a buyer present day enjoyment & financial security. Recent retail additions include Arby's as well as a brand new Quik Trip which will be located at the corner of SC Highway 72 and West Corporate Center Drive.

Location Overview

From Greenville take I-385 South to I-26 East in Clinton. Take the second exit (Exit 54) for HWY 72 and turn left off of the exit ramp on to Hwy 72 East toward Whitmire. Drive approximately 1.75 miles and turn left onto Golden Acres Rd, also known as Hurricane Church Road, or Duncan Creek Church Rd. The property is located at the Corner of Hwy 72 & Golden Acres Rd, look for the Hanson & Duncan Creek Presbyterian Church Sign.

The property can be accessed off of Murphy Drive or Golden Acres Rd.



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Additional Photos

Millers Fork Hunt Tract



Established trail system and food plots for attracting wildlife



Additional wildlife photos available upon request



Ample turkey and deer populations