

FOR SALE

Meybohm  
COMMERCIAL

## Hunters Paradise

603 Gilchrist Rd, Plum Branch, SC 29845

FOR SALE

HUNTERS PARADISE

603 Gilchrist Rd

- +/- 34.7 Acres
- 2 Homes

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$319,000
Lot Size:	34.7 Acres
Zoning:	RA

- +/- 34.7 Acres
- 2 Homes
- Carport
- Public & Well Water
- Deer Cleaning Station

## PROPERTY OVERVIEW

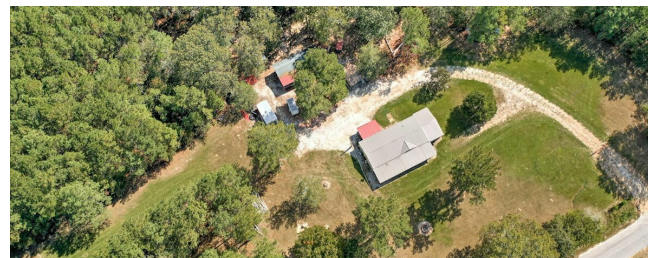
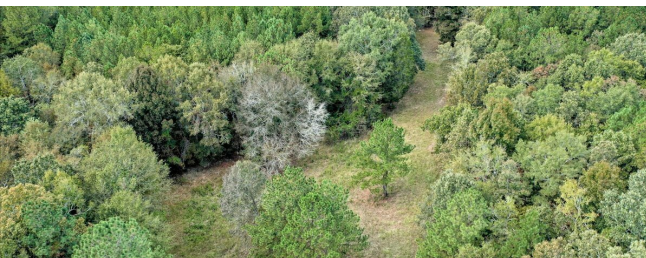
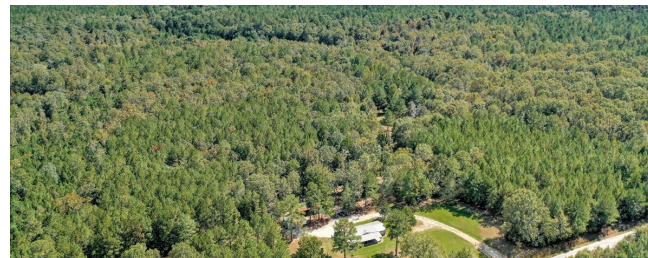
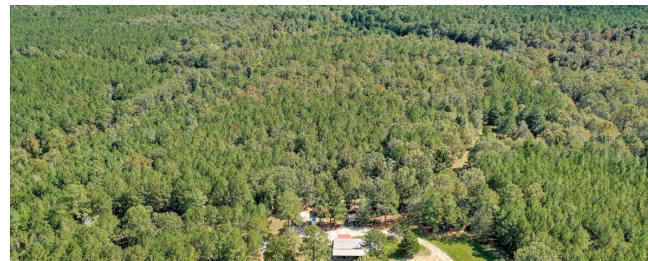
Meybohm Commercial Properties is proud to exclusively present this +/- 34.7 acre hunting tract located in Plum Branch, SC in Edgefield County and sits just behind Sumter National Forrest. The property consists of one mobile home (approximately 1,300 sqft), one cabin (400 sqft), deer cleaning station, deer stands, carport, trails, and more. The mobile home has four bedrooms, two bathrooms, appliances that will remain, fireplace, covered porch and deck, new roof and HVAC. The cabin consists of one bedroom, full bathroom, kitchen, living room, appliances, and covered porch. Both homes run on well water but public water is on site. Mostly wooded with a few cleared area for food plots and a creek runs along side the property. Plenty of wildlife, perfect for deer, turkey, boar, and more. Property being sold "As Is!"

## LOCATION OVERVIEW

Located off of Gilchrist Road in Plum Branch, SC. Right on the Edgefield and McCormick County line. Easily accessible to Augusta, GA, North Augusta, SC, and the surrounding CSRA communities. Just minutes from Clark Hill Lake.



# ADDITIONAL PHOTOS







GILCHRIST RD

010-00-00-002-000

010-00-00-017-000

010-00-00-022-000

010-00-00-029-000

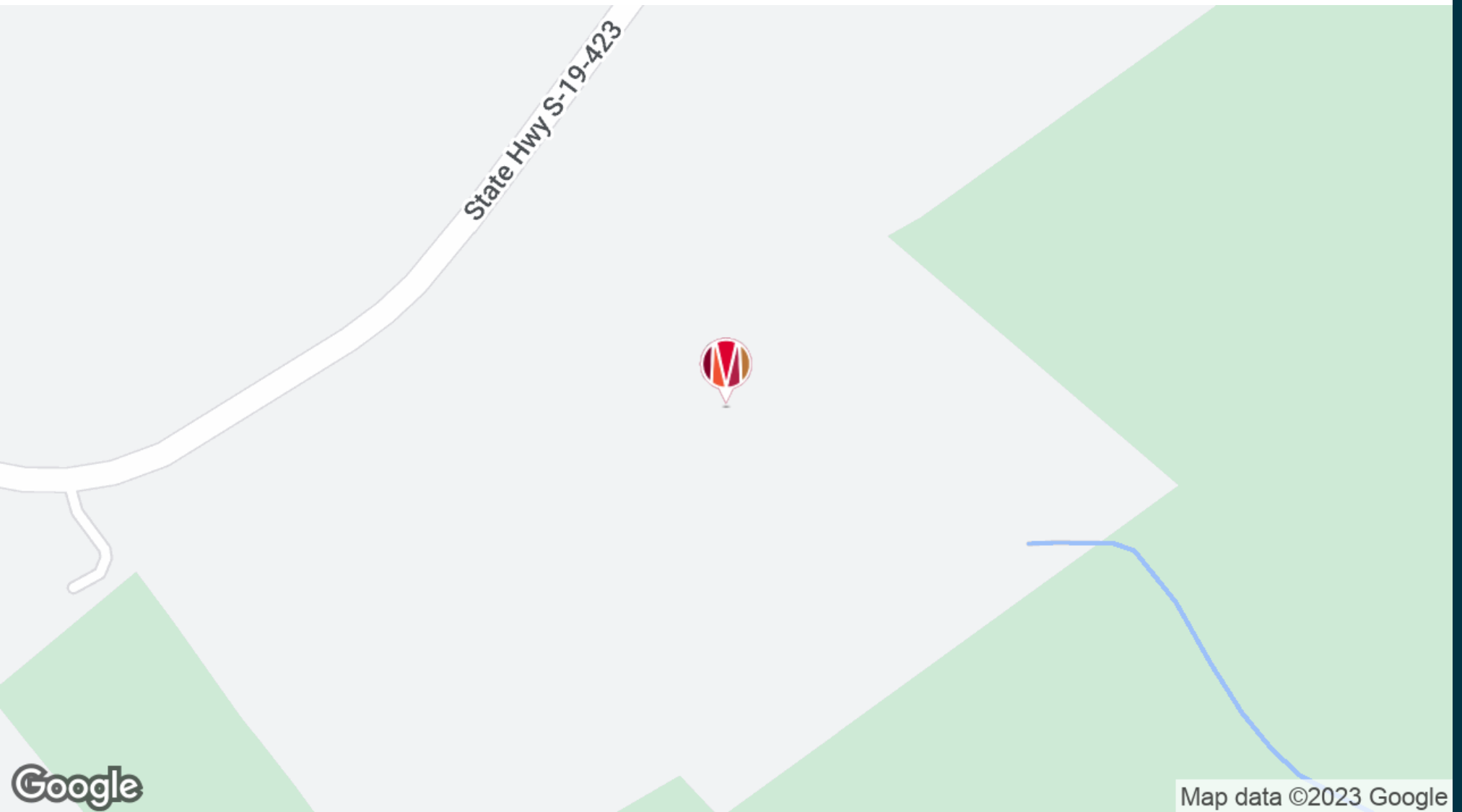
010-00-00-028-000

010-00-00-031-000

010-00-00-003-000



# LOCATION MAP



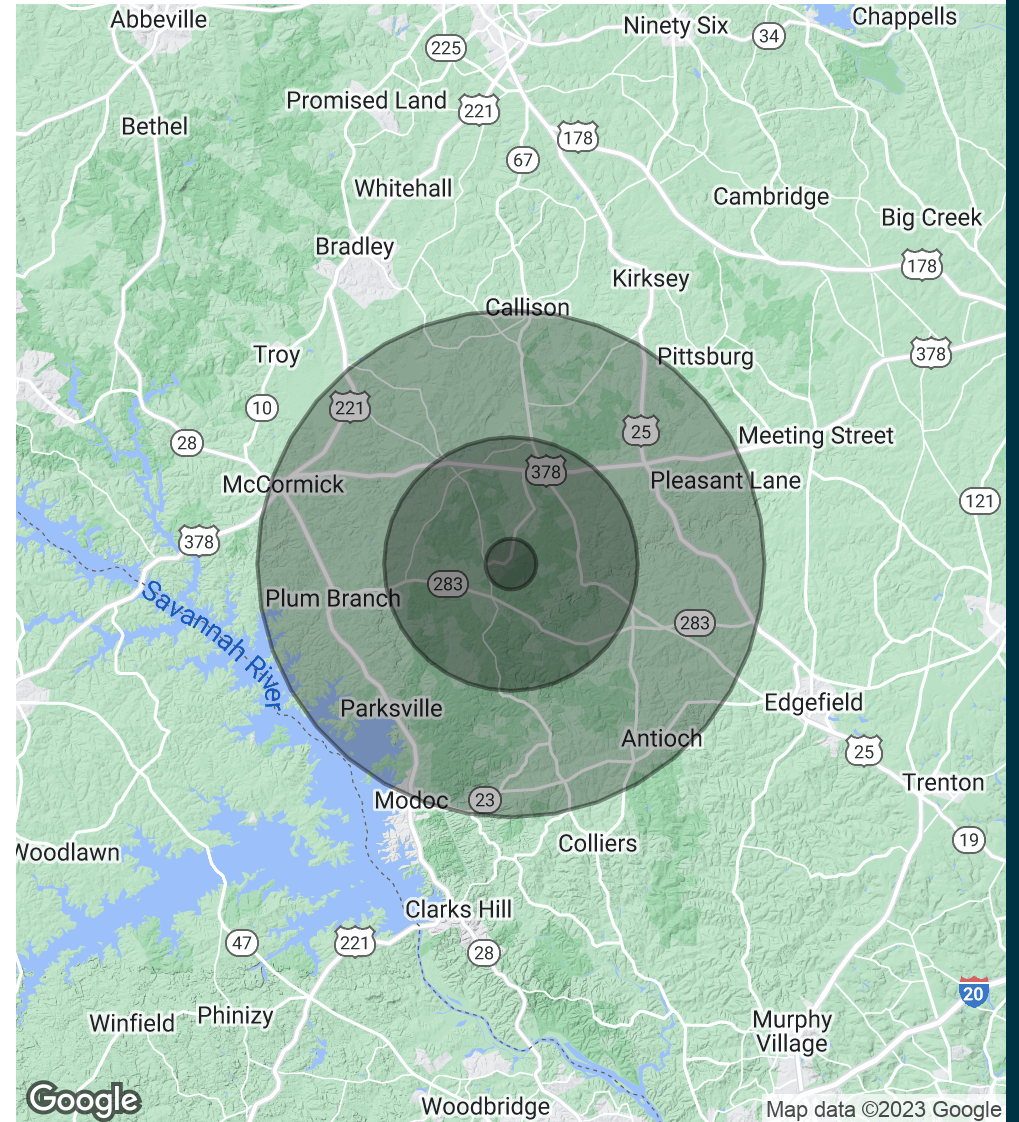


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	43	1,147	6,593
Average Age	42.0	45.4	44.9
Average Age (Male)	35.9	39.0	40.4
Average Age (Female)	48.8	50.4	50.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	15	556	3,460
# of Persons per HH	2.9	2.1	1.9
Average HH Income	\$57,171	\$50,921	\$43,013
Average House Value	\$92,186	\$104,244	\$104,435

\* Demographic data derived from 2020 ACS - US Census







## MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road  
Augusta, GA 30909

706.736.0700  
MeybohmCommercial.com

## CHARLIE MOYE

Sales Agent

Cmoye@Meybohm.Com

Cell: 706.832.1726

### PROFESSIONAL BACKGROUND

After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 3 boys outside, visiting the beach, hunting, and playing golf.

### EDUCATION

BA of Science  
Georgia Southern University 2006

### MEMBERSHIPS & AFFILIATIONS

CCIM Candidate Member  
ICSC  
GAAR

SC #128571 // GA #418771