



# TBD McClellan Rd., Hamer, 29547, SC

[https://searchrealestate.co/properties/tbd-mcclellan-rd/hamer/sc/29547/MLS\\_ID\\_2409230](https://searchrealestate.co/properties/tbd-mcclellan-rd/hamer/sc/29547/MLS_ID_2409230)



**Price - \$59,000**

**Lot Size    DOM**

8.0000      477 Days

## Features

### Utilities

- Cable Available
- Electricity Available
- Phone Available

### Lot Features

- Irregular Lot
- Outside City Limits
- Acreage

## Description

NEW PRICE!!!! Solid tract of farmland with over 500 feet of road frontage perfect for a new home with over 7 acres of pine plantation available less than two miles from the NC/SC State line! Tract is perfect for building a home, creating a small mini-farm and even a place to take a long-bearded strutter or maybe even a Dillon County Whitetail! Located in northwestern Dillon County lies the 8-acre McClellan Road Tract. This tract is located just two miles from the NC/SC state line in the Pleasant Hill Community of Dillon County and less than 5 miles from Dillon, SC HWY 9, and Interstate 95. Tract contains 540 feet of road frontage along the paved road, known as McClellan Road within a farming community of the South. The adjacent lands contain small homesteads and several large agriculture operations located within the periphery. It is the perfect tract of land for a person looking to build a home with excellent quality pine forest in the rear. The 8 acres is comprised of 7 acres of 17 year old pine plantation and the balance in high and sandy open land. This tract is located right in the middle of a rural part of the county with a high population of deer, wild turkey, and lots of small game. Even though this tract is in a rural area, the City of Dillon is only a few miles away along with I-95 for access to the rest of the world. This tract is ideal for the person looking for a quiet place to build a home with some woods in the rear to hunt or this tract could be potentially used for a small development with over 500 foot of road frontage to break up into lots. The tract is just minutes from Dillon, 30 minutes from Florence, and just over an hour from Myrtle and North Myrtle Beaches. For the outdoor enthusiast, this could be the perfect place to build your dream home or create a mini farm with hunting right out the back door! And the Little Pee Dee River is less than 6 miles away that is home to big bass, catfish, and large flatfish.

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

Phone: 18434788061

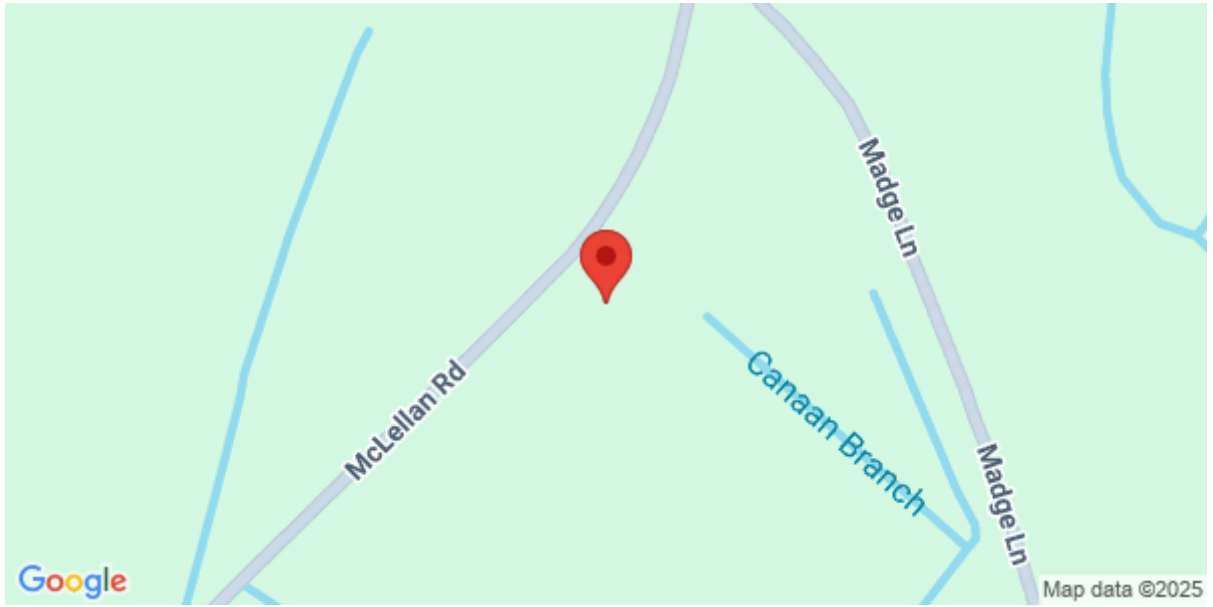
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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