

# McGullion Mountain Tract

Shady Grove Road | Pickens, SC 29685



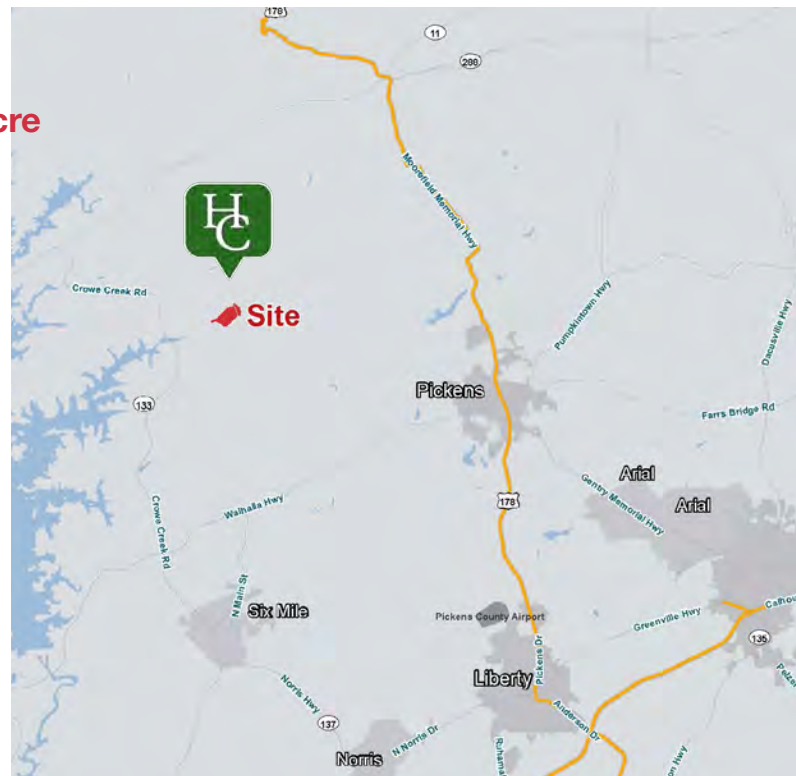
**NEW PRICE: \$930,000.00**

**VIEW SITE VIDEO**



## Property Features

- Pickens County Tax Map #4152-00-54-3144 & 4152-00-64-5944
- Asking Price: ~~\$9,500/Acre~~ **REDUCED: \$8,467/Acre**
- ±109.85 acres
- Small creeks run along the NE & SW boundaries with frontage along Katoma Branch at both locations
- Max elevation of 1,352' with 360-degree views
- ±4 acre knoll with level topo at the highest point elevation
- ±2 acre bottom field
- ±710' frontage on Shady Grove Road
- 45 minutes from downtown Greenville
- 30 minutes from Clemson University
- Excellent deer and turkey population
- Surveys available upon request



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# Property Description

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The McGullion Mountain tract presents a unique opportunity to own 109.85 acres in one of the most beautiful areas of upstate South Carolina. The peak of the property is truly stunning. A 1+ acre knoll with level topography sits at the highest point of elevation (1,352') and offers a future homesite offering 360-degree views of Lake Keowee and the surrounding Blue Ridge range. The steepness of the northeast face of McGullion mountain is very manageable and establishing a road to the peak appears quite feasible.

Mature hardwoods make up most of the property with the balance consisting of a +-2-acre bottom field perfect for food plots. A small creek borders the bottom field for +-1,800' further enhancing this major wildlife corridor. A second creek runs along the southwest boundary and the property includes Katoma Branch frontage on the northwest and southwest corners as well. These water features complement the existing wildlife habitat helping the deer and turkey numbers thrive.

The McGullion Mountain tract has tremendous potential for a future private estate or as a recreational haven. Do not miss out on this opportunity of a lifetime to purchase your very own mountain!



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**The Timber and Recreational Land Division of NAI Earle Furman**



# Property Photos

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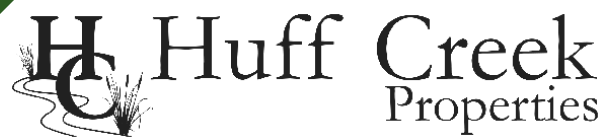
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# Map Set

Shady Grove Road | Pickens, SC 29685



Aerial



2006 Infrared



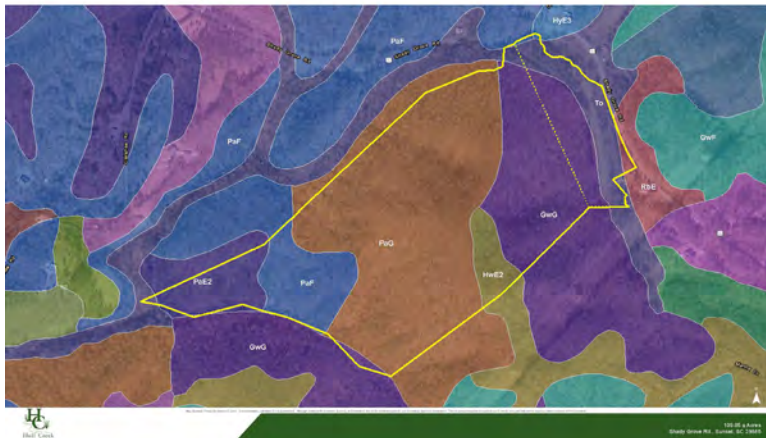
2020 Infrared



Topographical Map



2020 Infrared



National Wetlands Inv.



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