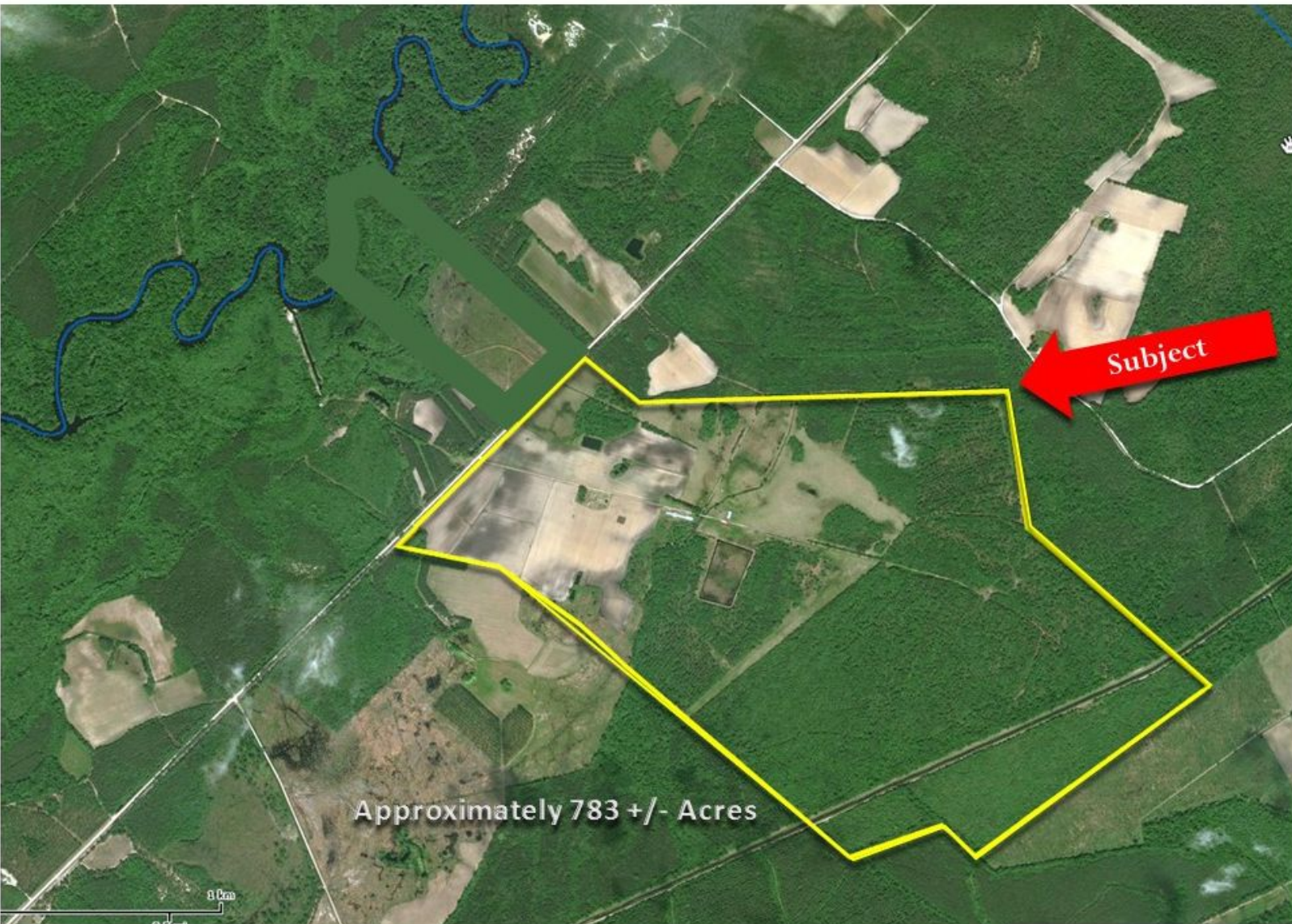




LAND FOR SALE

# Hinson 783 Acre Farm Tract

CAUSEY ROAD NICHOLS, SC 29581



B.W. "RUSTY" HELM

843.626.3400

[rusty@keystonecommercial.com](mailto:rusty@keystonecommercial.com)

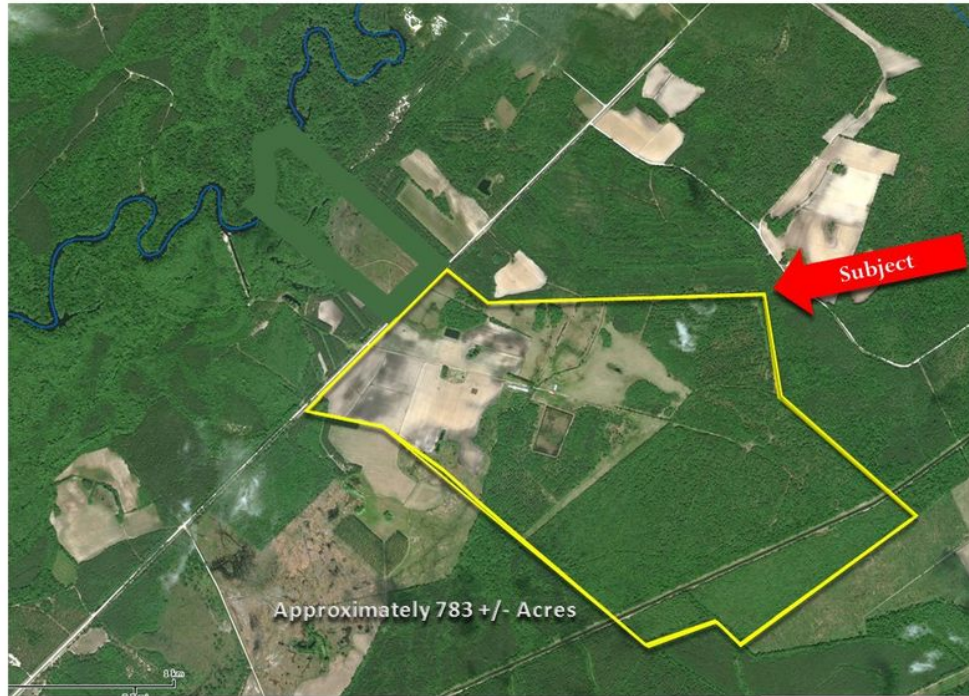
4706 Oleander Drive, Myrtle Beach, SC 29577-3537 | [www.keystonecommercial.com](http://www.keystonecommercial.com)





# Hinson 783 Acre Farm Tract

CAUSEY ROAD  
NICHOLS, SC 29581



## OFFERING SUMMARY

Sale Price:	\$1,800,000
Available SF:	
Lot Size:	783 Acres
Price / Acre:	\$2,299
Zoning:	Forest Agricultural (FA) County of Horry, SC.

## PROPERTY OVERVIEW

**OFFERED FOR SALE:** Located just outside of the City of Nichols, SC. The Hinson Farm Tract is situated on Causey Road close to the junction of Highway 76 and Highway 9. The Tract enjoys a mixture of Mature Pines & Hardwoods and Natural Pine Seedlings. There are approximately 205 Acres of USDA Registered Cropland (Farm #17426 Tract #2706). There is a 7 Acre Duck Impoundment, and extensive ditching along the property lines. This is a Sportsman's Dream with Legendary Dove and Duck Hunts, and Trophy Deer Hunting, and Fishing.

## PROPERTY HIGHLIGHTS

- (Farm #17426 Tract #2706)
- Approximately 783 Acres
- Identified as PIN #10500000002, County of Horry, SC.
- Frontage on Causey Road (Well Maintained Dirt Road)
- Home-Site with Septic Tank and Fresh Water Well
- Approximately 242 Acres of Cropland, currently utilized as a mixture of Pasture and Crop Land
- Approximately 7 Acre ditched Duck Impoundment with Pump System
- Perimeter of this Tract is ditched
- Mixture of Mature Pines, Natural Pine Seedlings, and Hardwoods
- Large dirt floor equipment shed
- Contiguous 205 Acre Tract Also Available
- Real Estate Taxes 2020: \$1,238.22 (Agricultural Exemption)

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