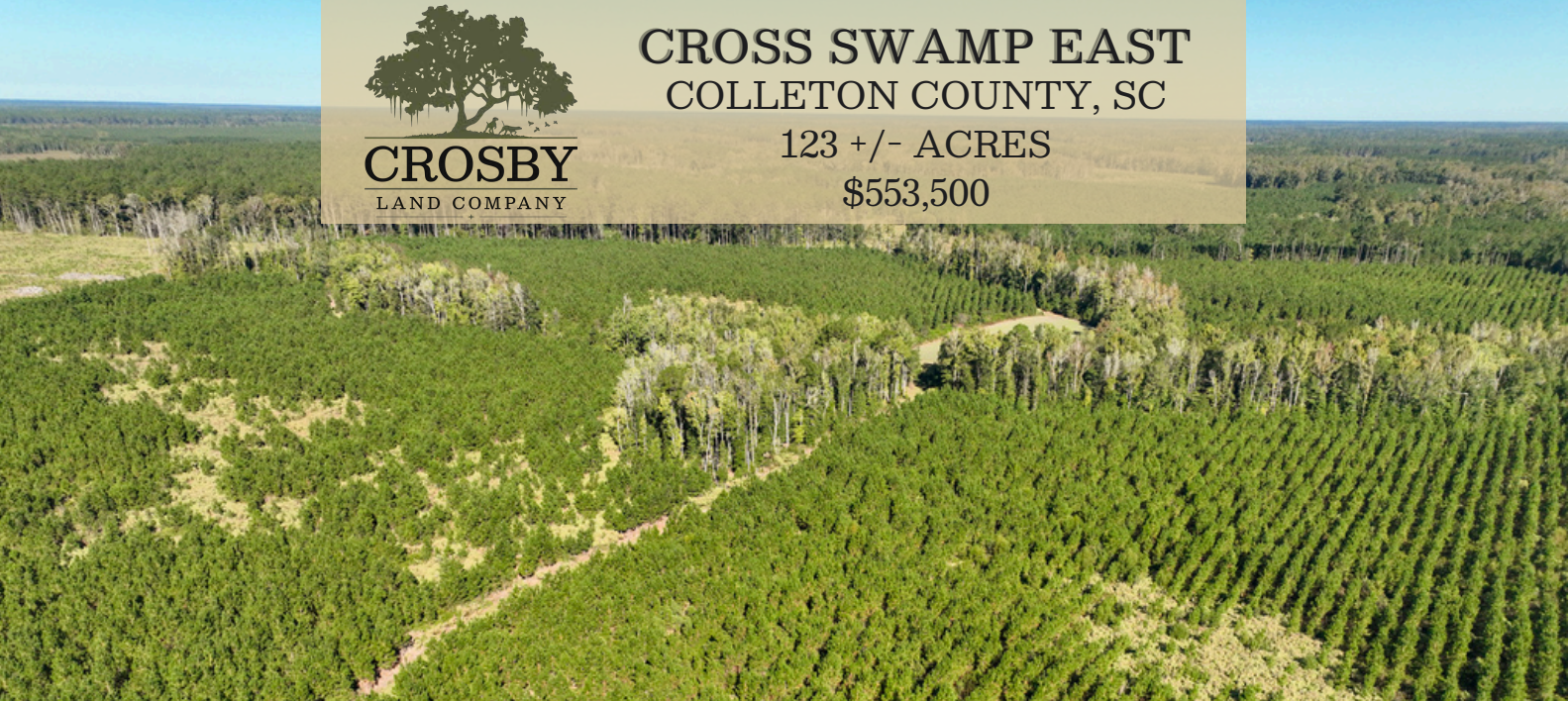




CROSS SWAMP EAST COLLETON COUNTY, SC

123 +/- ACRES

\$553,500



PROPERTY DESCRIPTION

Located just 18 miles west of Walterboro in Colleton County, Cross Swamp East offers 123± acres of productive timberland, excellent hunting opportunities, and potential for a future homesite or recreational retreat. With a proven hunting history, established wildlife habitat, and growing timber investment, this property offers an attractive combination of recreational enjoyment and long-term investment potential.

The majority of the tract consists of approximately six-year-old planted loblolly pines, providing future timber value and excellent bedding cover for wildlife. Mature hardwood corridors wind throughout the property, creating natural travel routes and providing valuable food sources for deer, turkey, and other wildlife. The property has a history of producing quality whitetail deer and supports populations of wild turkey and small game. An established food plot is already in place, with additional areas suitable for expanding wildlife management efforts.

With approximately 1,600 feet of frontage along Cross Swamp Road and electrical power available along the road, the property offers convenient access and potential for a private residence, hunting cabin, or weekend getaway. An adjoining 150± acre tract is also available for those seeking additional acreage.

PROPERTY FEATURES:

- Established Food Plot
- Mature Hardwood Corridors
- 1,600± Feet of Road Frontage
- Excellent Deer and Turkey Hunting
- Adjoining 150± Acres Also Available
- Electrical Power Along Road Frontage
- Approximately 6-Year-Old Planted Loblolly Pines

CONTACT

Josh Jones

843.908.5211

Email: jbj_greenleaf@yahoo.com

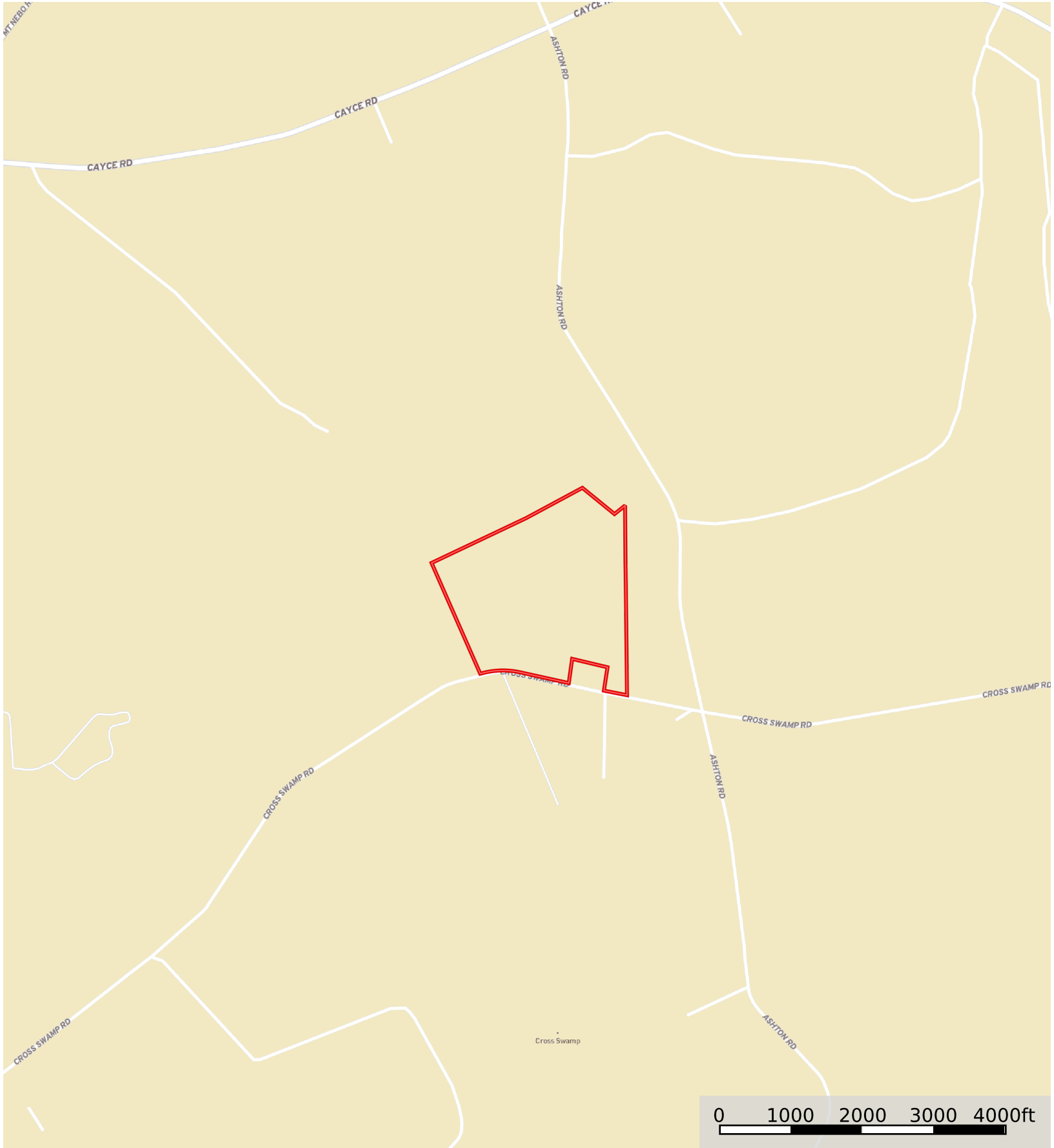
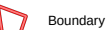
www.CrosbyLandCo.com



 Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Cross Swamp East
Colleton County, South Carolina, 123 AC +/-



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Todd Crosby
P: 8437825700 Crosbylandco.com

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Cross Swamp East
Colleton County, South Carolina, 123 AC +/-



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