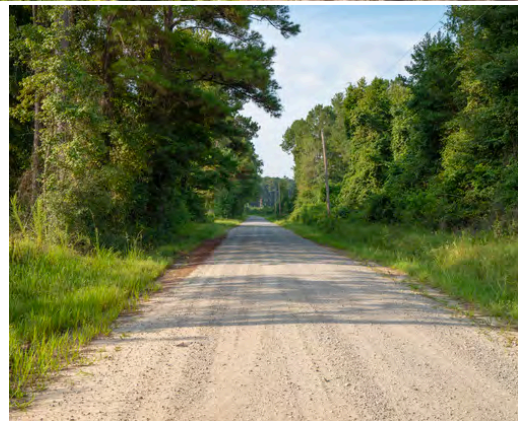




THREE MILE ROAD FARM

COLLETON COUNTY, SC
46.5 +/- ACRES
\$465,000



PROPERTY DESCRIPTION

The Three Mile Road Farm is located just north of Walterboro, South Carolina, only 8.75 miles from downtown Walterboro and less than 1.5 miles from the McLeod Road interchange at I-95.

This 46.59-acre farm combines convenience, seclusion, and excellent investment potential. With great access from Three Mile Road, the property features approximately 0.25 mile of high-ground frontage along Three Mile Road, as well as three-phase power running the length of the property. The Walterboro Industrial Park is located less than one mile to the north, and the Lowcountry Regional Airport in Walterboro is less than ten miles away.

Located just outside Walterboro, this farm provides a variety of opportunities, including hunting, passive recreation, housing, or other development possibilities. Whether you are looking for a private estate, a weekend retreat, or a development opportunity, this farm offers the versatility to meet your needs.

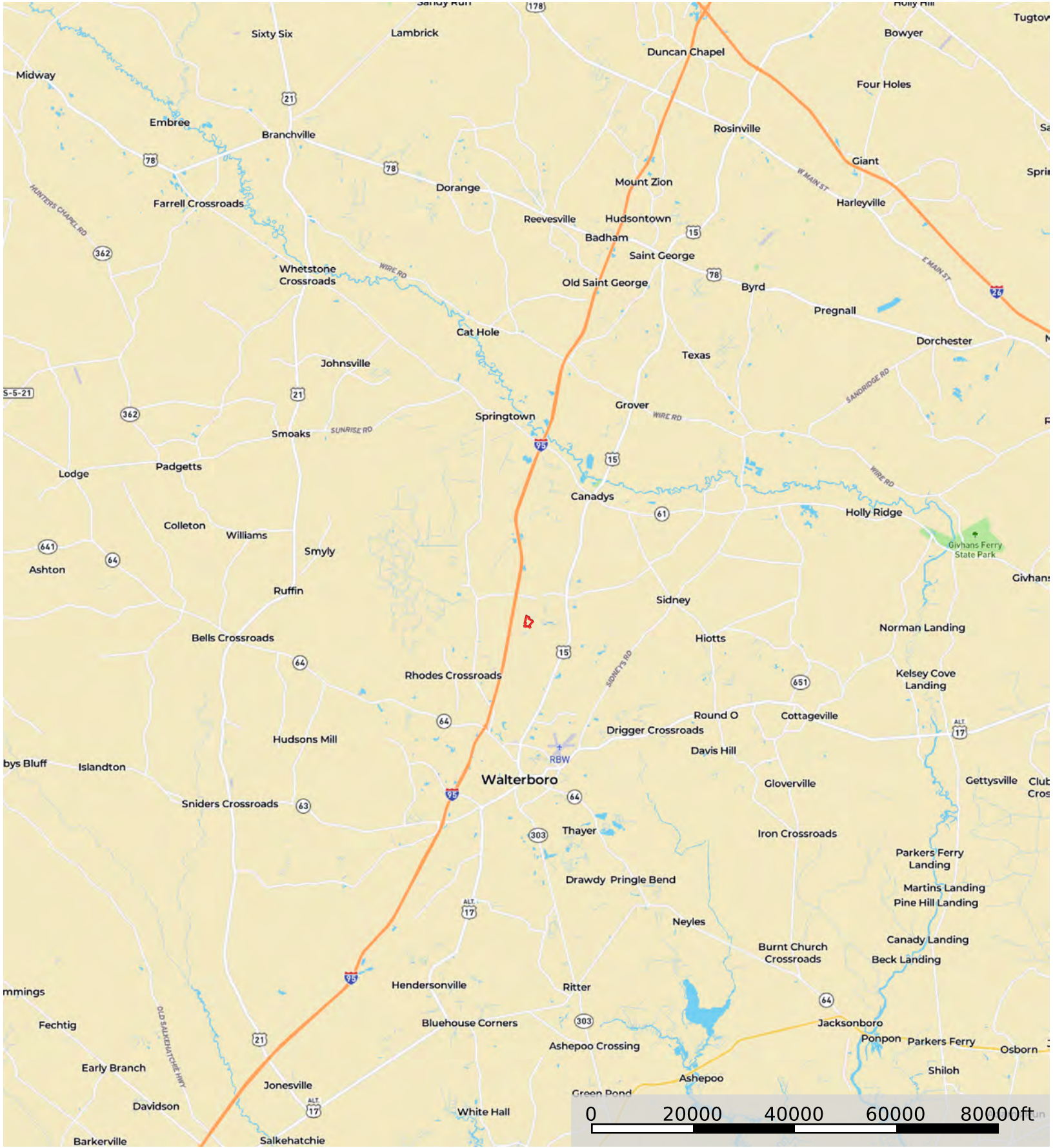
PROPERTY FEATURES:

- Three-Phase Power
- Excellent Road Access
- High-Ground Frontage
- Development Potential

CONTACT

Scott Rhodes, SCRF #1579
C: 803.671-1058
Email: strforester@gmail.com
www.CrosbyLandCo.com

Three Mile Road Farm
Colleton County, South Carolina, 46.5 AC +/-



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.

Todd Crosby
P: 8437825700 Crosbylandco.com

The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Three Mile Road Farm
Colleton County, South Carolina, 46.5 AC +/-



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