GAMBLE FARM

WILLIAMSBURG COUNTY, SC

70.2 +/- ACRES

$315,000









PROPERTY DESCRIPTION

Gamble Farm is located 11 miles SE of Kingstree, SC in Williamsburg County near Kellehan Crossroads. Access is provided by a 40 foot wide deeded easement, leading in from Hwy 527. The land is mostly flat with minimal topographic change. A high percentage of the acreage is usable and productive for both AG and timber production.

The front portion of the property consists of a 14 acre open AG field, the western boundary is flanked by 12 acres of mature natural hardwoods along Spring Branch. The remaining balance of the acreage has been planted with genetically improved loblolly pines, 3 years old.

This is an ideal property for someone looking for a smaller more manageable sized property with abundant populations of deer and turkey. The neighboring ownership is all private lands currently being managed as productive forestland and farms.

PROPERTY FEATURES:

- Planted Loblolly
- Private Rural Setting
- 14 Acres Of Open Ag Land
- Mature Hardwoods Along Spring Branch

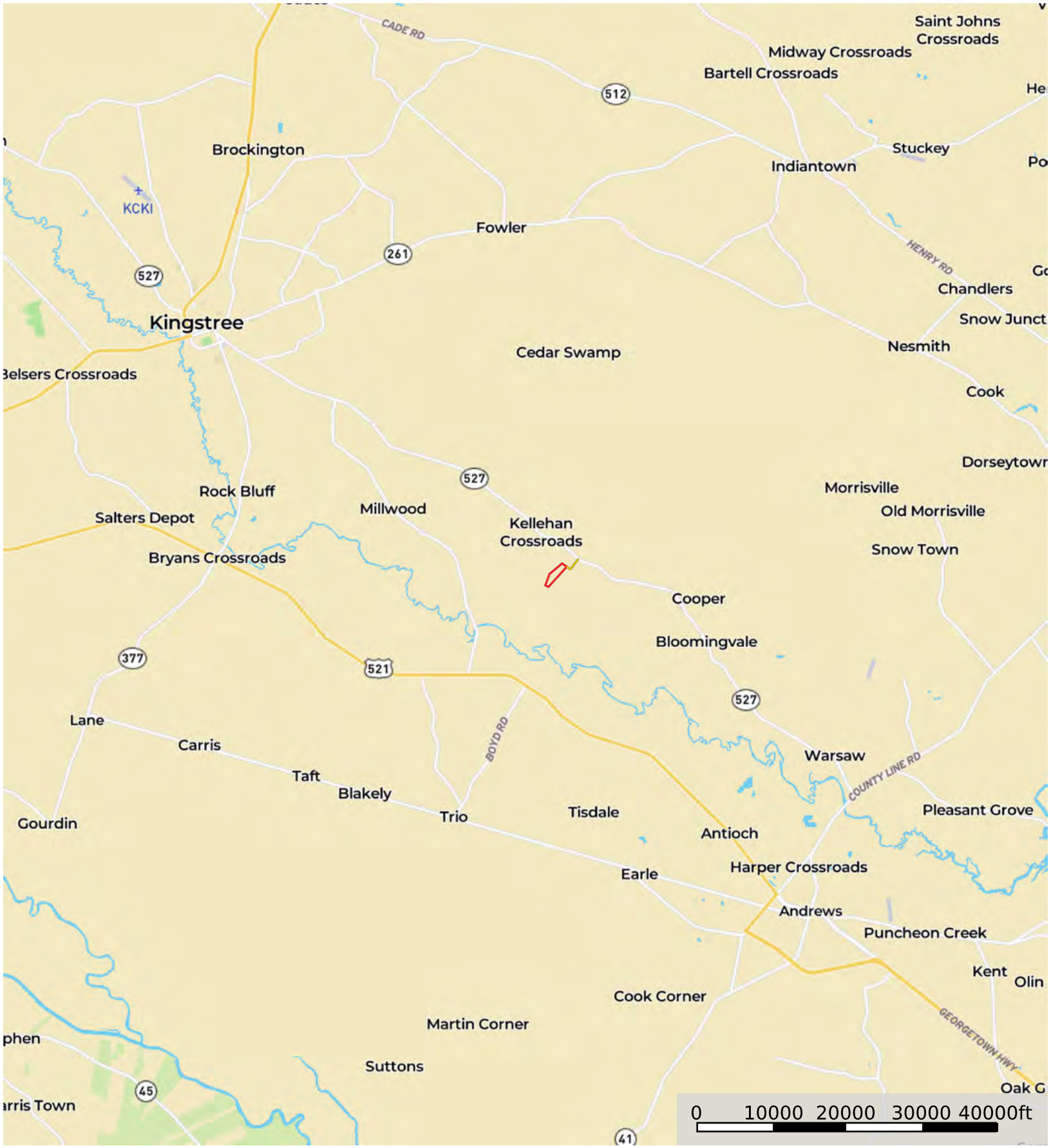
DIRECTIONS:

From Kingstree, take Hwy 527 toward Kellehan Crossroads. After passing through Kellehan Crossroads, travel on for 1.2 miles. A gravel road on the right is a deeded easement that leads to the property.

CONTACT
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www.CrosbyLandCo.com

Gamble Farm

Williamsburg County, South Carolina, 70.2 AC +/-



Road / Trail | 40 ' Ingress/Egress | 40 ' Ingress/Egress | 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.

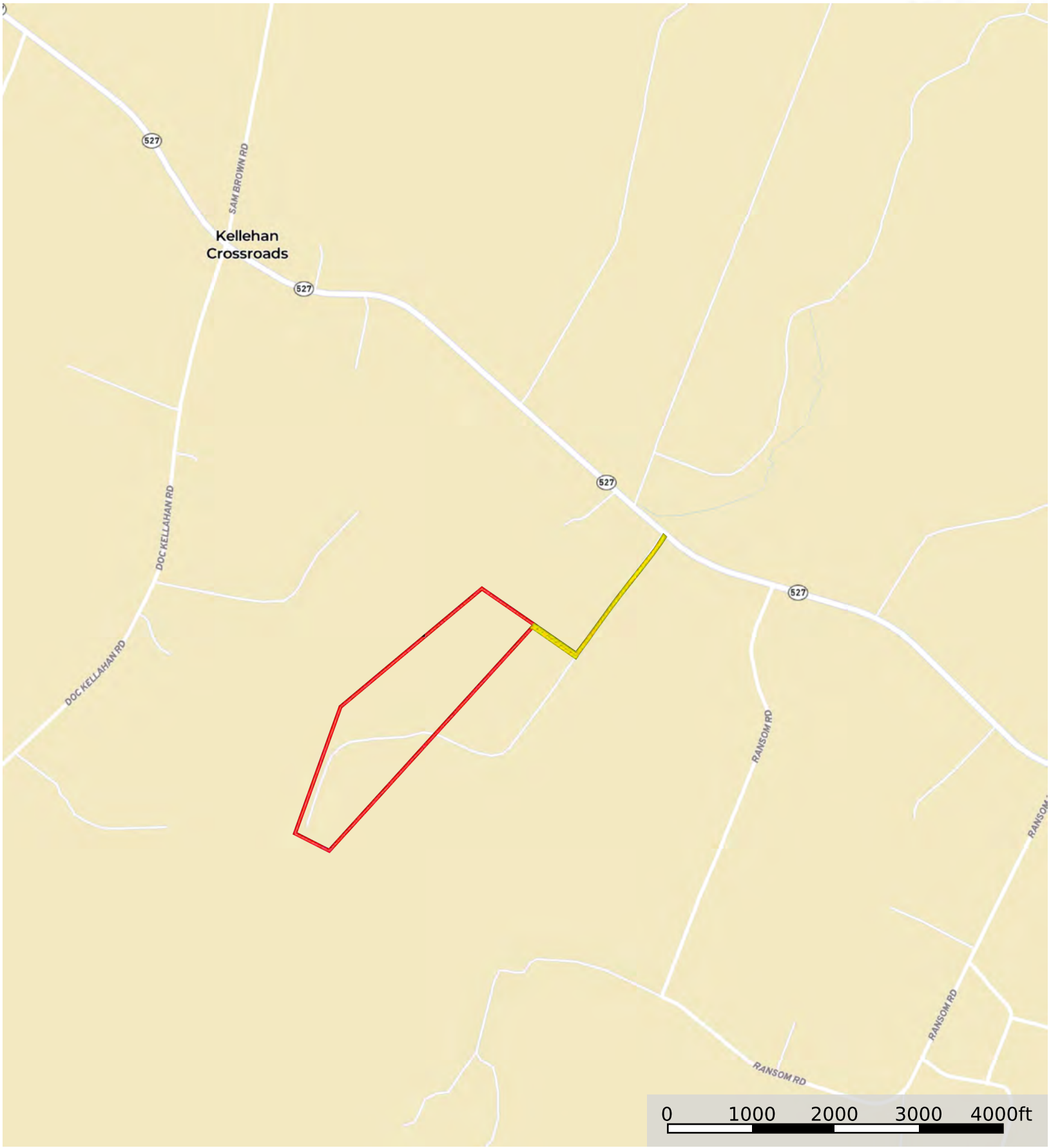
Todd Crosby

P: 8437825700 Crosbylandco.com

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Williamsburg County, South Carolina, 70.2 AC +/-



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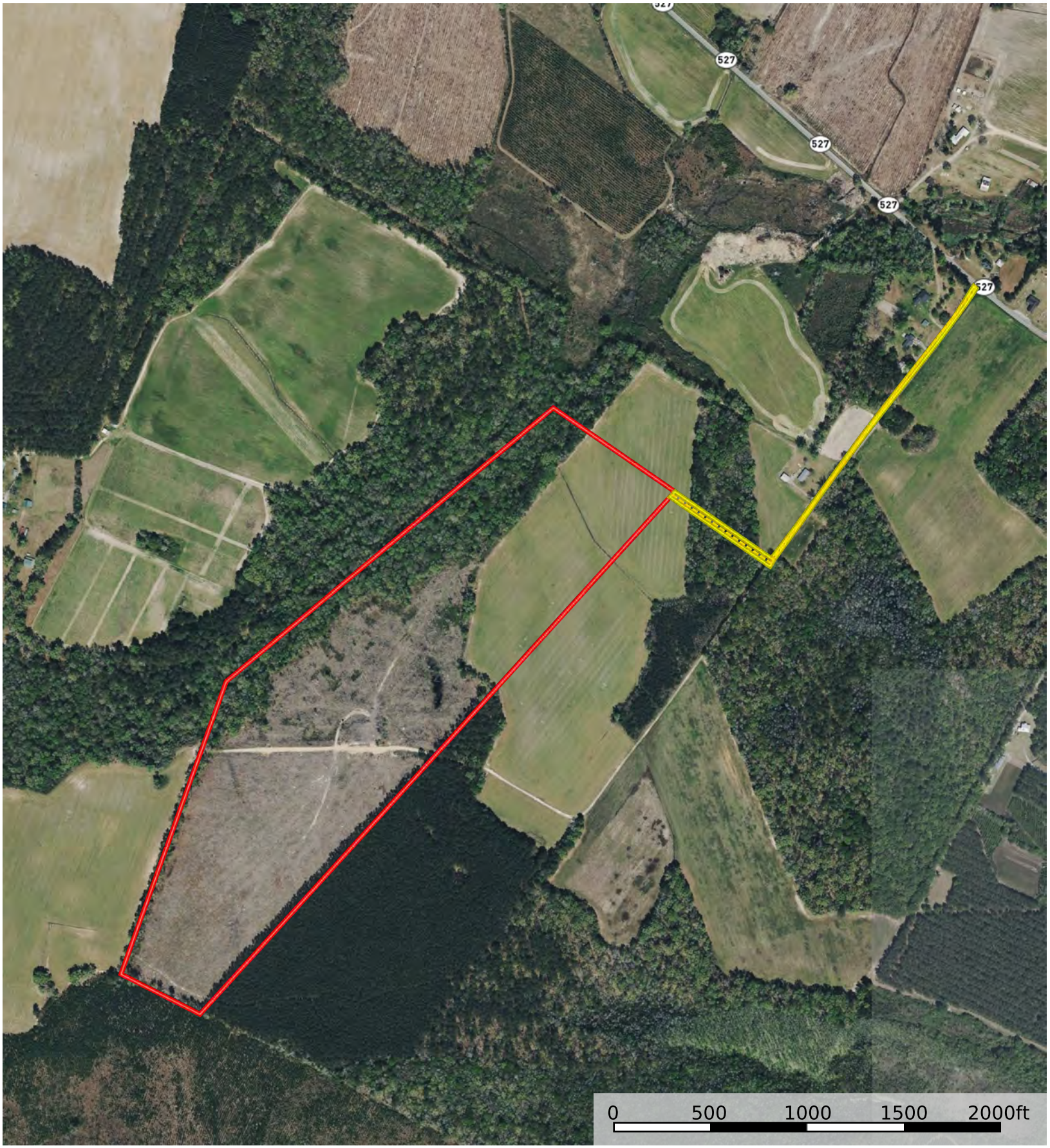
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CROSBY LAND COMPANY



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| Boundary 71.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HvA	Hornsville sandy loam, 0 to 2 percent slopes	31.07	43.57	0	69	2w
HvB	Hornsville sandy loam, 2 to 6 percent slopes	28.84	40.44	0	69	2e
MH	Mouzon and Hobcaw soils, frequently flooded	7.24	10.15	0	38	6w
EmA	Emporia loamy sand, 0 to 2 percent slopes	4.15	5.82	0	75	1
TOTALS		71.3(*)	100%	-	66.19	2.35

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.