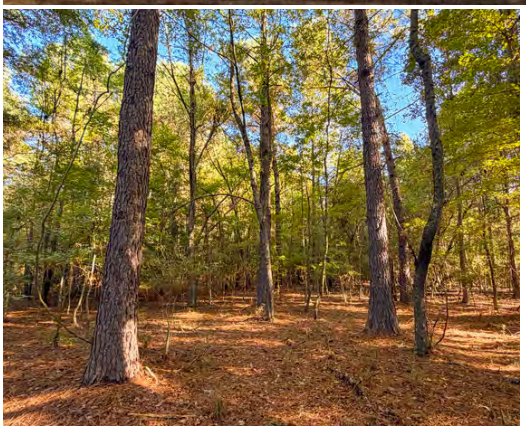
BRINER BRANCH

ORANGEBURG COUNTY, SC

70.53 +/- ACRES

$895,000



PROPERTY DESCRIPTION

Located just two miles from downtown Holly Hill, SC, this 70.53±-acre property offers an excellent mix of agricultural, recreational, and investment opportunities. Featuring approximately 40 acres of cultivated fields, wooded acreage, public water availability, and convenient access to major interstates, this versatile tract is well-positioned in a growing area of Orangeburg County.

The property features two 20-acre tillable fields, offering opportunities for continued agricultural use, potential farm lease income, or recreational improvements. The size and layout make these fields ideal for establishing a dove field, with ample room for additional food plots for deer and turkey. The rear portion of the property consists of natural pine and hardwood timber, providing excellent wildlife habitat diversity. Whitetail and wild turkey are abundant throughout the area. The tract is predominantly upland, with minimal apparent wetlands, and offers easy access throughout the property.

Access is provided by Academy Lane, with Holly Hill Academy located just 1.2 miles away. The property is approximately 8.5 miles from I-95 and 9 miles from I-26, allowing convenient access to Summerville (30 miles), Charleston (55 miles), and Columbia (75 miles).

For those who enjoy spending time on the water, Lake Marion is just a short drive away. Cathead Landing, approximately 9.5 miles from the property, offers a public boat ramp and courtesy dock, while Bell's Marina & Resort is approximately 9.7 miles away and provides boat launching, slips, fuel, and additional marina amenities. Indian Bluff Recreation Park, located on Lake Marion near Eutawville, provides another option for enjoying the lake, featuring a public boat ramp, fishing dock, beach area, playground, picnic facilities, and parking. Orangeburg County has also identified approximately $750,000 in combined capital project funding for improvements to the park and boat landing, further supporting recreational opportunities in the area.

The property is also located approximately 20 minutes from Camp Hall Commerce Park, a major center of industrial growth in the Ridgeville manufacturing corridor. Recognized as the nation's No. 1 industrial park by Business Facilities magazine in both 2025 and 2026, Camp Hall is home to Redwood Materials' expanding battery recycling and materials manufacturing campus, with Volvo's automotive manufacturing facility also nearby. Redwood Materials has announced a $3.5 billion investment, while Volvo has invested approximately $1.3 billion in its manufacturing operations, representing billions of dollars in economic development and substantial employment opportunities throughout the region.

Nearby, Holly Hill is undergoing a downtown revitalization effort that includes planned sidewalk and crosswalk improvements, roadway rehabilitation, landscaping, lighting, and streetscape enhancements intended to improve accessibility and the appearance of the downtown area.

The property is zoned Residential General (RG), with a stated maximum density of 16 units per gross acre. Combined with public water availability, substantial upland acreage, and proximity to downtown Holly Hill, the property offers real potential for future development. Adding to the area's residential growth, national homebuilder D.R. Horton is actively developing and selling homes in its nearby Evergreen and The Ranch communities, further highlighting residential investment and construction activity in Holly Hill.

Additional investment opportunities may be available through various federal and state development incentives and housing finance programs. The federal New Markets Tax Credit (NMTC) program offers tax credits totaling 39% of qualifying investments over seven years for eligible projects in designated communities. Additionally, certain South Carolina housing programs have offered financing options with combined loan-to-value ratios of up to 105%, potentially providing additional opportunities for qualified homebuyers. Program availability, geographic eligibility, permitted uses, financing terms, and individual qualifications vary.

Whether you're looking for a working farm, recreational hunting property, weekend retreat, private country estate, or long-term investment, this tract offers a wide range of possibilities. With its usable acreage, diverse landscape, proximity to Lake Marion, and convenient access to major transportation routes and expanding employment centers, this tract is well-positioned to benefit from the continued growth and development taking place throughout this region of the Lowcountry.

All information provided is believed to be accurate but is not guaranteed. Buyers and investors are encouraged to conduct their own due diligence regarding acreage, zoning, permitted uses, development potential, utilities, wetlands, and any applicable restrictions. Buyers should also consult qualified tax professionals, lenders, and appropriate government agencies to determine whether any tax credits, financing programs, or other incentives apply to their intended use. Neither the seller nor the listing brokerage makes any representations or guarantees regarding development approvals, eligibility for financial incentives, financing availability, or the accuracy of information obtained from third-party sources.

PROPERTY FEATURES:

- Approximately 40 Acres Of Tillable Fields
- Predominantly Upland With Minimal Wetlands
- 70.53+/- Acres Located 2 Miles From Downtown Holly Hill
- Public Water Availability With Potential For Future Development
- Convenient Access To I-26, I-95, Summerville, Charleston, And Lake Marion

DIRECTIONS:

Place the following GPS coordinates into your mobile navigation app: 33.35260, -80.41210

CONTACT
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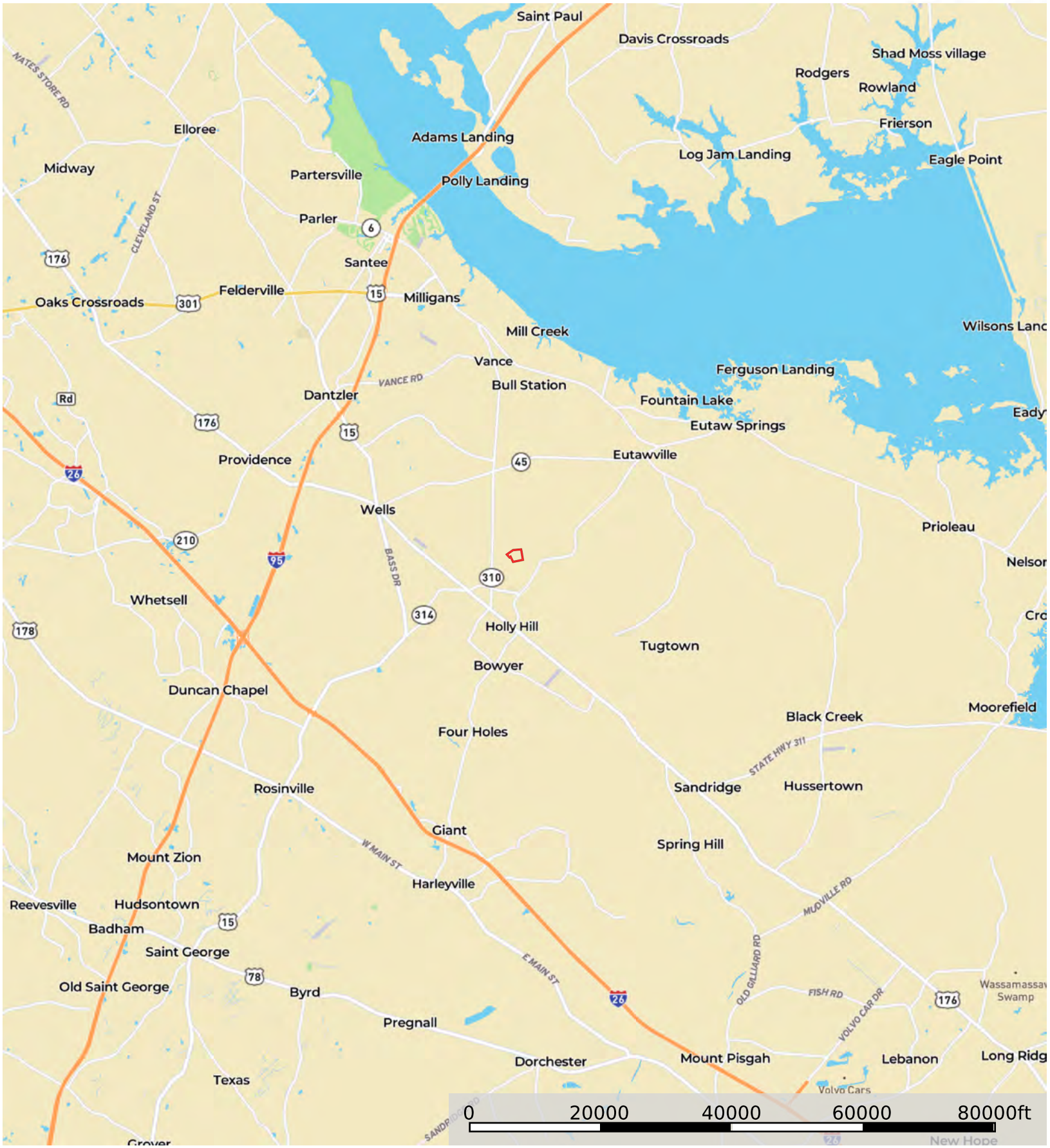
Briner Branch

Orangeburg County, South Carolina, 72.1 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

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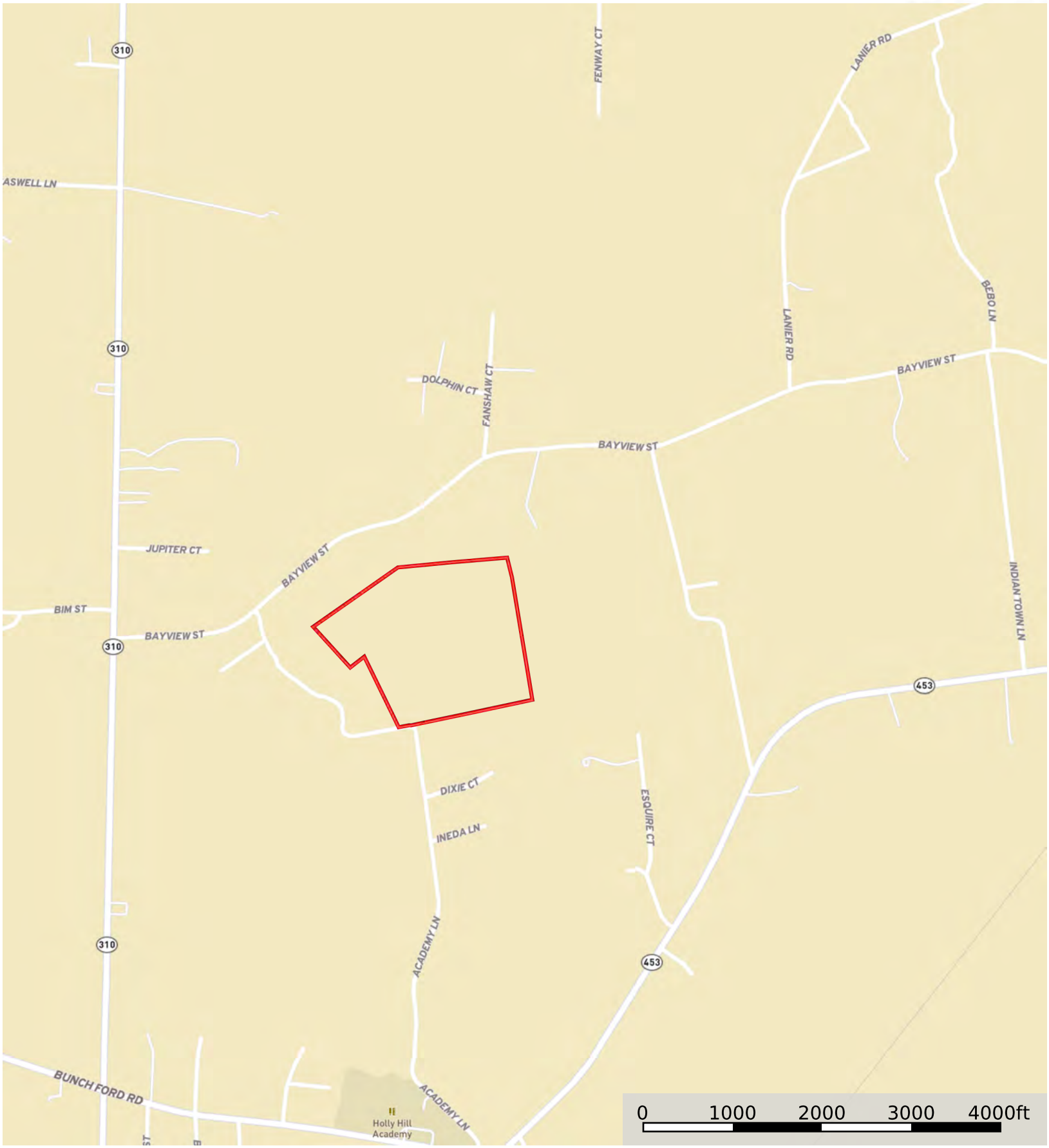
Orangeburg County, South Carolina, 72.1 AC +/-



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