



ASHTON ROAD
COLLETON COUNTY, SC
134 +/- ACRES
\$804,000



PROPERTY DESCRIPTION

This beautiful 134-acre tract offers the perfect blend of investment potential, recreation, and rural charm. Located in the quiet farming community of Ashton, this property has been in the same family for generations and is now available for the first time in decades. Over 90% upland, the land features well-drained soils and more than 2,000 feet of road frontage along Ashton Road, providing excellent access and multiple potential homesites. A well-maintained interior road system winds throughout the property, connecting an array of food plots and wildlife openings—ideal for hunting, wildlife observation, or simply enjoying the outdoors. Approximately 97 acres are planted in Loblolly Pine, ranging from 7 to 11 years old and offering solid future timber income. The balance of the property is in mature natural hardwood, including several old hedgerows lined with stately oaks that add character and beauty to the landscape. The property has been trophy managed for whitetail deer for years and supports a healthy, high-quality deer herd. With its mix of timber, open ground, and water access potential, it's a true sportsman's paradise.

Whether you're looking for a private homesite, hunting retreat, or long-term timber investment, this Ashton tract offers it all—seclusion, beauty, and versatility in one exceptional package.

PROPERTY FEATURES:

- Excellent Deer Hunting
- Several Food Plots & Wildlife Openings
- A Well-Maintained Interior Road System
- Hedgerows & Stands of Natural Mature Hardwood
- Over 2000' of Paved Road Frontage Along Ashton Road

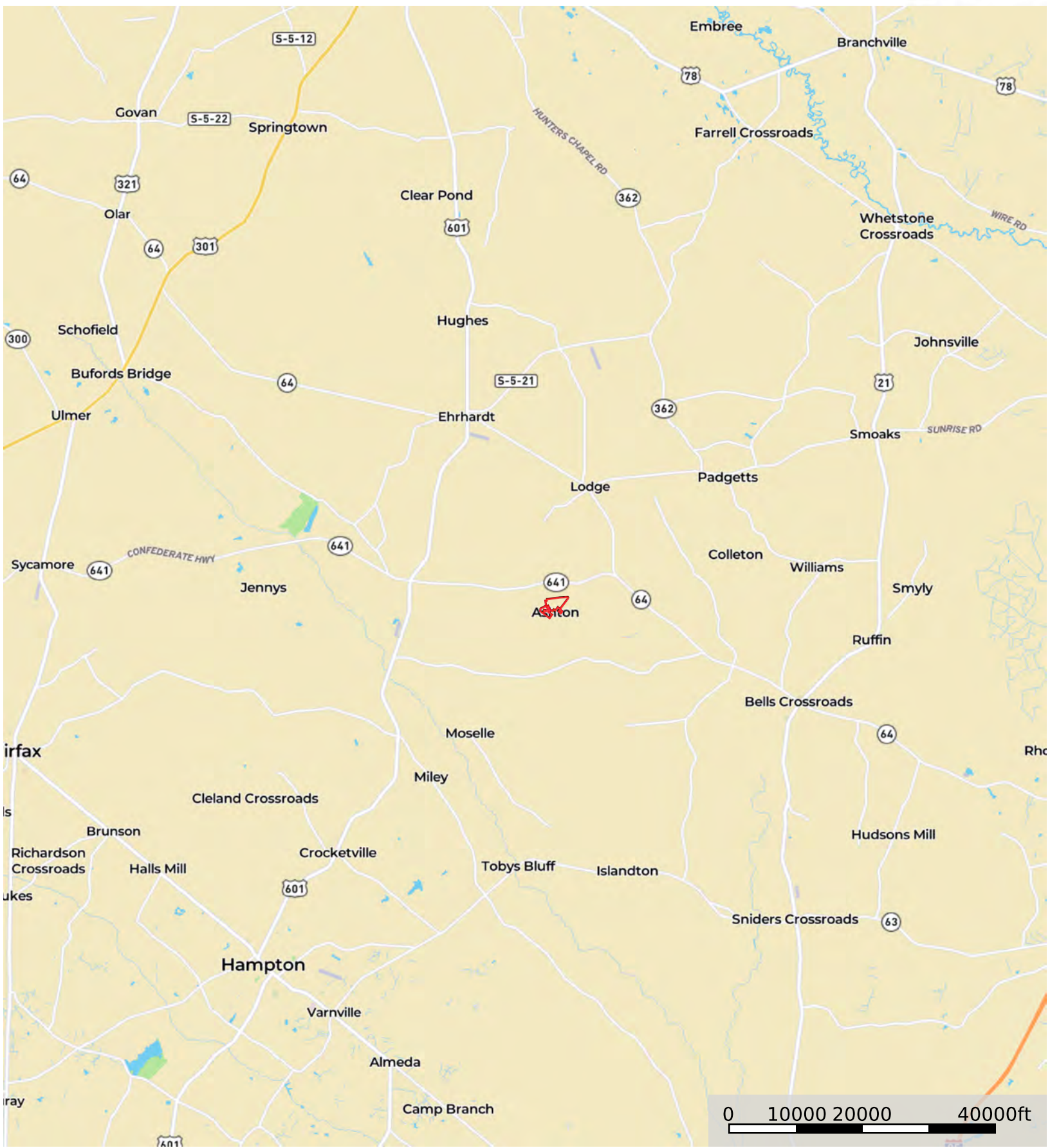
DIRECTIONS:

From Lodge take Lodge Hwy West until it merges into Ashton Road. Take Ashton Road South for 2.5 miles and arrive at the property. 8500 Ashton Road Lodge, SC 29082

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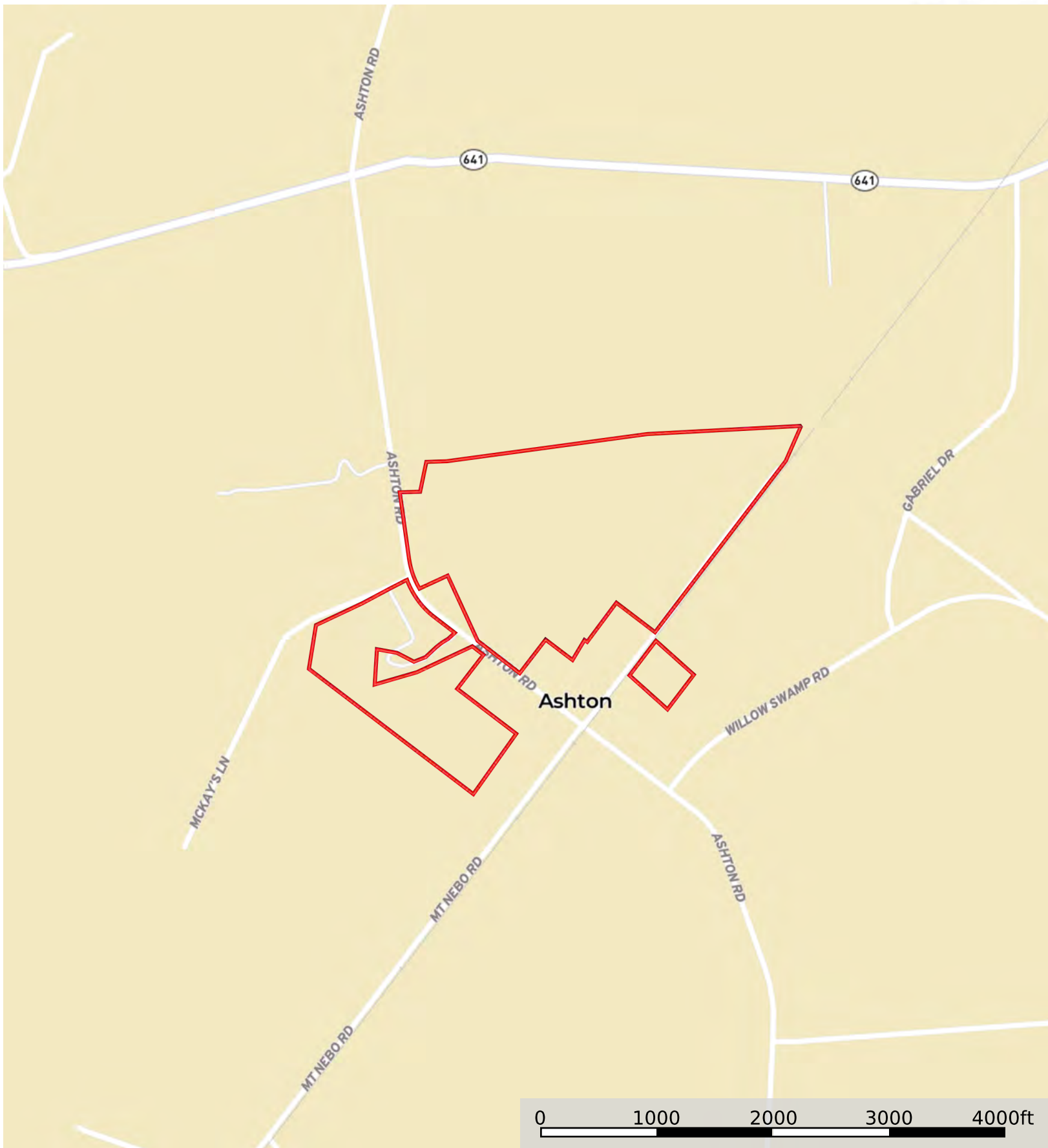
Ashton Road


Colleton County, South Carolina, 134 AC +/-



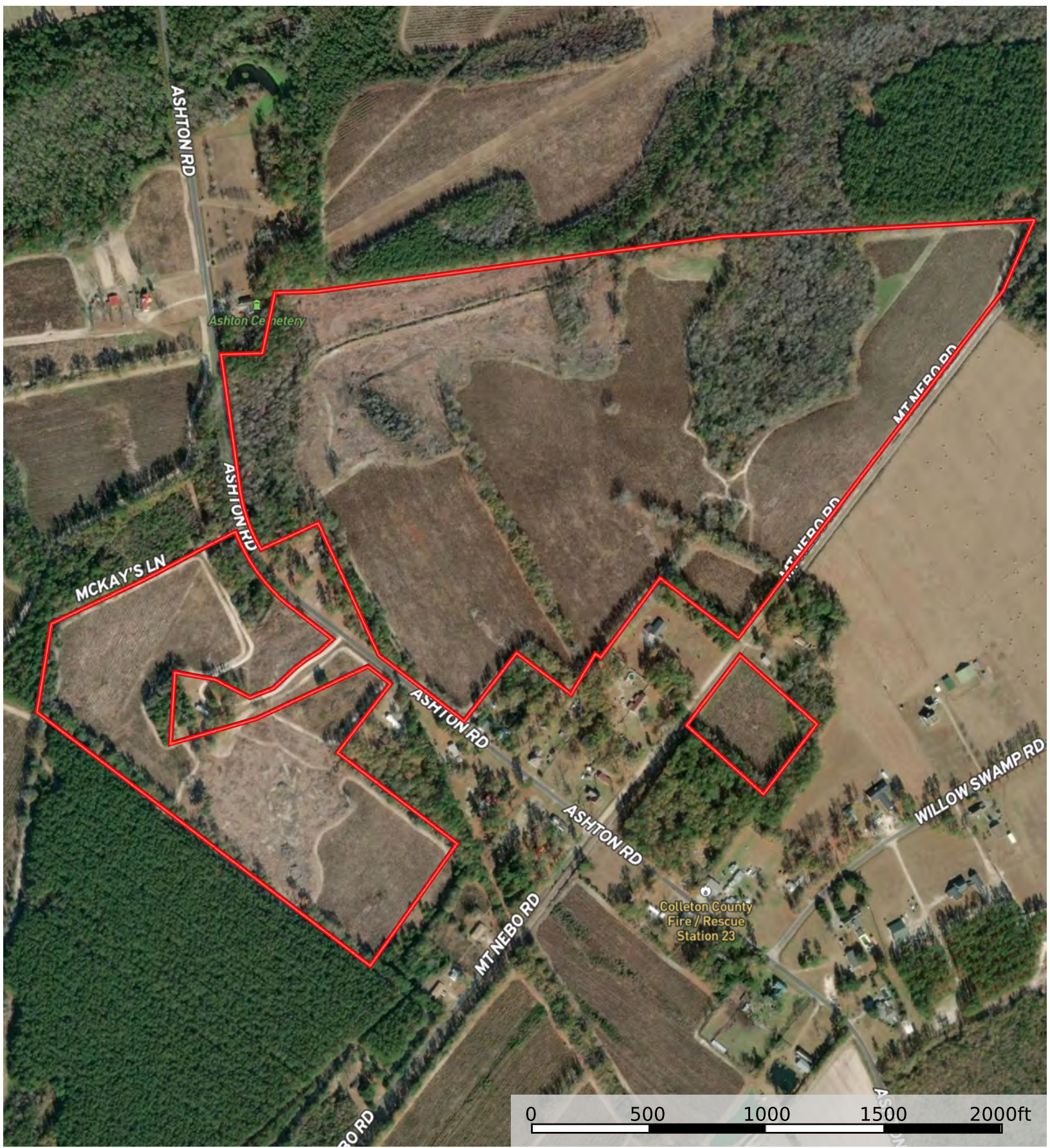
Boundary

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.



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