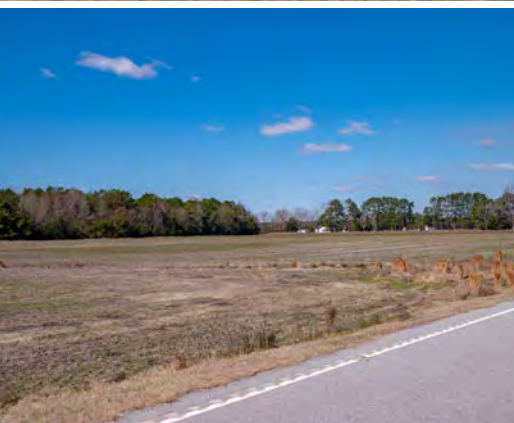




FOLSOM FARM 3

DARLINGTON COUNTY, SC

153 +/- ACRES
\$607,869



PROPERTY DESCRIPTION

Folsom Farm 3 is located approximately 5 miles east of Hartsville and 8 miles northwest of Darlington, South Carolina. The property boasts over 3,000 feet of paved road frontage along Auburn School Road. The landscape is comprised of approximately 81 acres of open agricultural land and 71 acres of wooded acreage.

The soils are well drained and suitable for a multitude of uses. The soil classification includes Goldsboro, Noboco, and Coxville. These are highly productive soils suitable for all types of row crop and turf farming. The 153 acres lie adjacent to rail siding on the northern boundary. As a result, there may be other higher and better use potential for this acreage in the future.

The property is divided by Auburn School Road, with 54 acres lying on the west side and 99 acres lying on the east side. Sellers may consider these two divisions, but price is subject to change dependent on configuration.

PROPERTY FEATURES:

- Well Drained
- Quiet Rural Community
- Highly Productive Soil Types

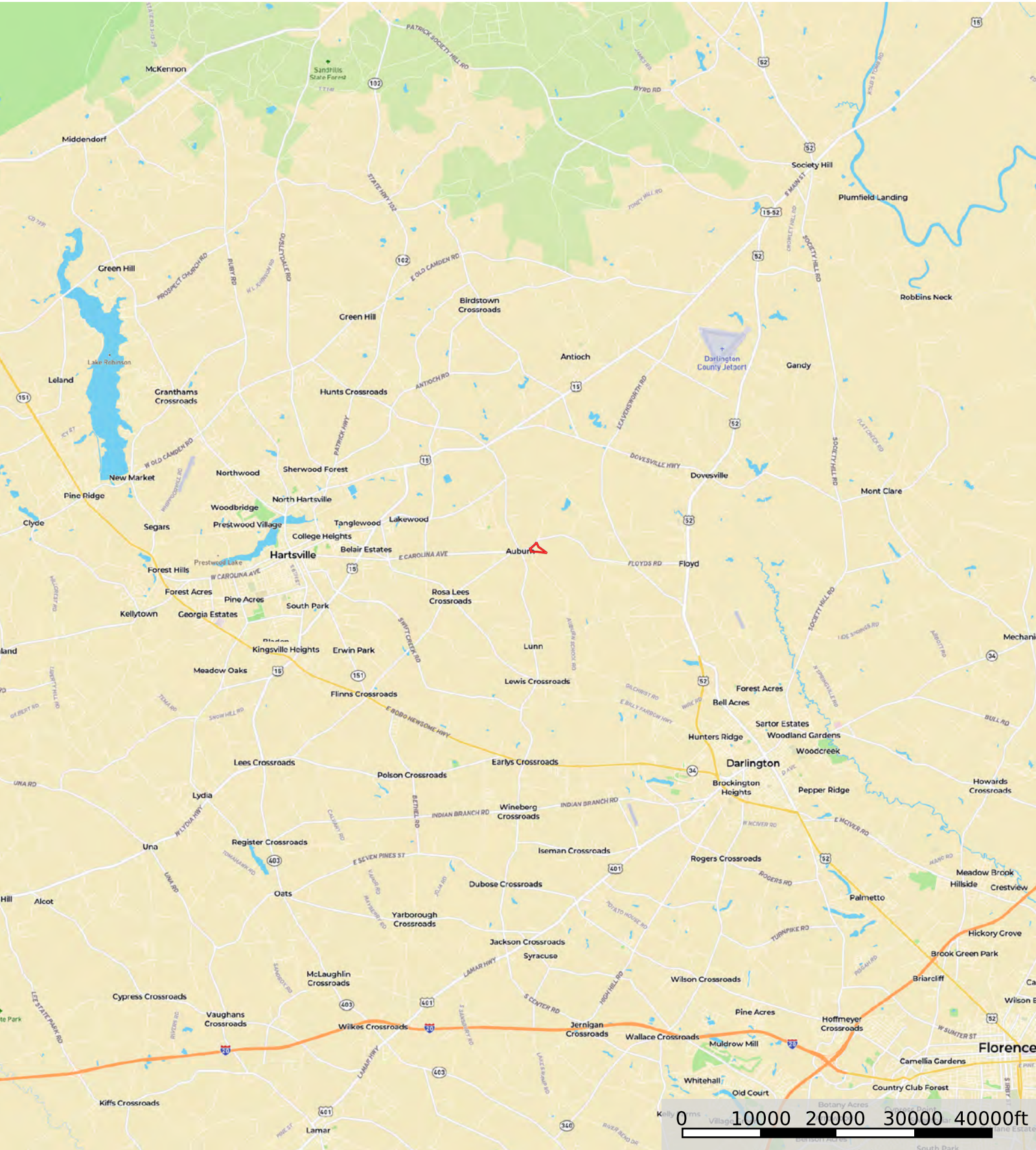
DIRECTIONS:

From Darlington head NW on Pearl St for 1 mile then turn right to merge onto US-401N. In 1.1 mile turn left onto E Billy Farrow Hwy. In 3.2 miles turn right onto Auburn School Rd. Continue for 3.7 miles and the property is on both sides of the road.

CONTACT

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Email: todd Crosby@crosbylandco.com
www.CrosbyLandCo.com

Folsom Farm 1
Darlington County, South Carolina, 27 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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