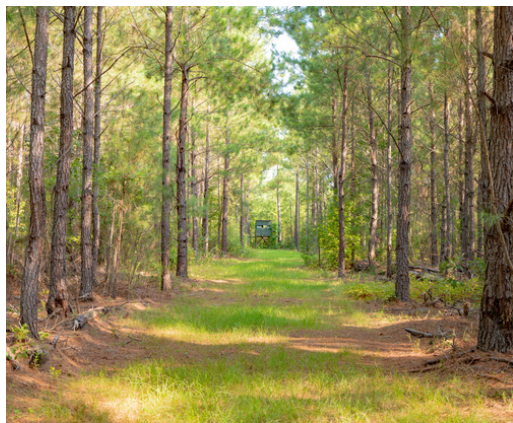
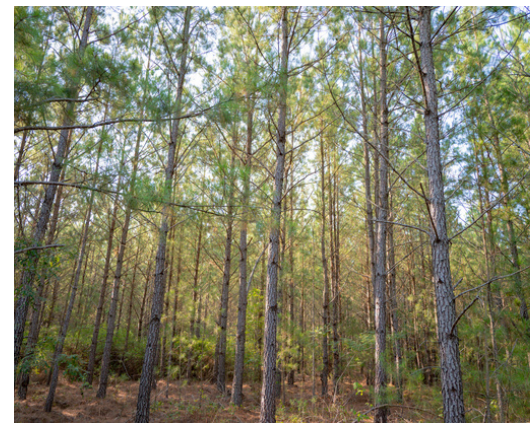




ROSCO II

CLARENDON COUNTY, SC
17.57 +/- ACRES
\$195,000



PROPERTY DESCRIPTION

The Rosco II offering is a 17.57-acre tract located along House Road in Clarendon County, South Carolina, offering an exceptional combination of recreational enjoyment, wildlife habitat, timber investment potential, and homesite appeal. A cleared homesite area is already in place, providing an excellent opportunity to build your forever home and enjoy the privacy and natural beauty of the property.

The entire tract is wooded with planted pine that will soon be ready for thinning, creating the potential for future timber income while continuing to provide valuable wildlife habitat. The property is rich with deer and turkey, making it an excellent destination for hunting and outdoor recreation. Multiple established food plots are already in place, offering opportunities to further enhance the habitat and create strategically positioned hunting locations. An established interior road system provides convenient access throughout much of the property, adding to its overall usability and appeal. Whether you're searching for a private hunting tract, recreational getaway, timber investment, or a place to build your permanent residence, Rosco II offers the versatility to accommodate a variety of uses and long-term goals.

Location is another major advantage. Rosco II is situated just 5 miles from Lake Marion, commonly referred to as the "Upper Lake" within the Santee Cooper Lakes system, which includes Lake Marion and Lake Moultrie. The Santee Cooper Lakes were recently recognized among the nation's top bass fishing destinations, ranking #4 in the country. Renowned for exceptional bass and catfishing, these lakes provide outstanding opportunities for boating, fishing, and other outdoor recreation. With its combination of established timber, abundant wildlife, recreational opportunities, a ready-to-build homesite, and close proximity to Lake Marion, the Rosco II offering presents a rare opportunity to own a versatile tract in the low country of South Carolina.

PROPERTY FEATURES:

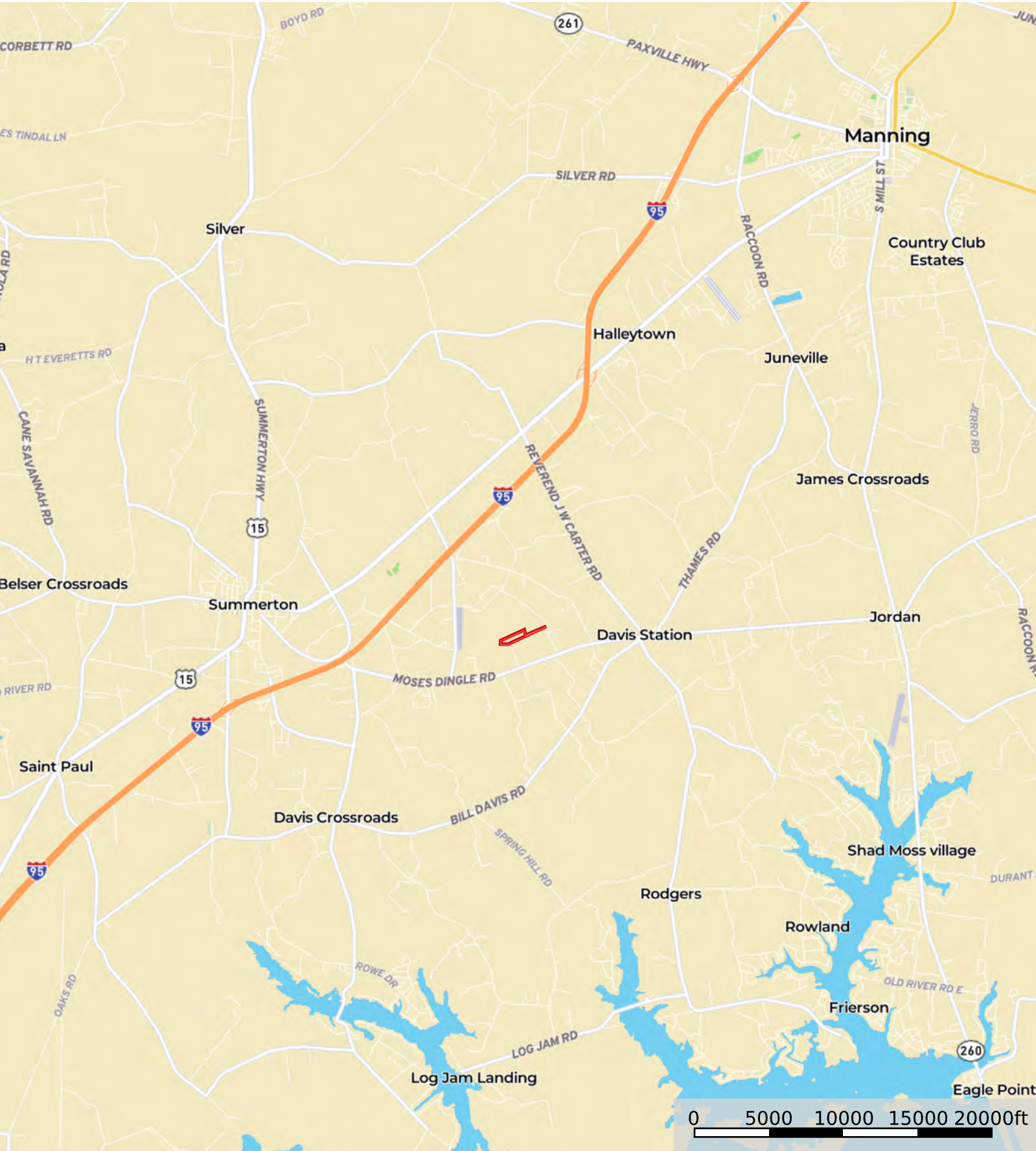
- Storage Shed
- Internal Road System
- Established Food Plots
- Close Proximity To Lake Marion

DIRECTIONS:

From Manning head South on S Mill St. In 2.1 miles turn left onto Oak Grove Church Rd. In 5.3 miles turn right onto Moses Dingle Rd. in 1.3 miles turn right onto House Rd. in .4 miles the property is on the right.

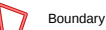
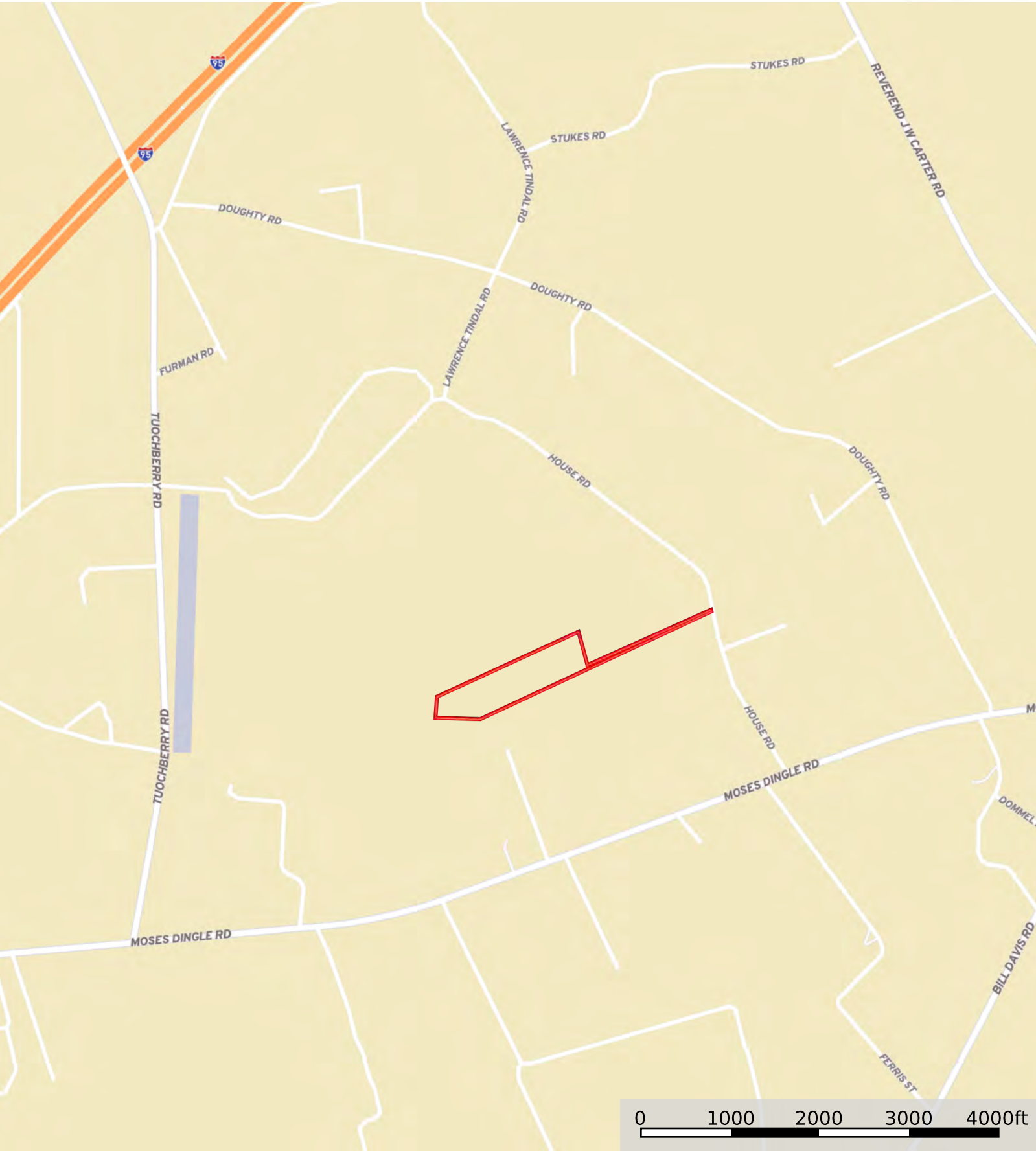
CONTACT

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jaredgriffith@crosbylandco.com
www.CrosbyLandCo.com



 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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