TWIN PINES

COLLETON COUNTY, SC

44.1 +/- ACRES

$360,000









PROPERTY DESCRIPTION

Twin Pines is a 44.10-acre property located along Carters Ford Road in Colleton County, South Carolina. Offering a diverse blend of planted pines, mature bottomland hardwoods, established wildlife food plots, and a scenic pond, this property provides an excellent opportunity for outdoor enthusiasts, hunters, and those looking to establish a private country homesite.

The property features approximately 21 +/- acres of pre-merchantable pine plantation, offering future timber investment potential, along with two established food plots that create excellent opportunities for wildlife management and hunting. An internal road system provides convenient access throughout the property, while a beautiful half-acre pond adds to the property's recreational appeal.

Approximately 20 acres of mature bottomland hardwoods are situated within the Little Salkehatchie River basin, providing valuable wildlife habitat and a natural setting. This diverse habitat supports excellent populations of deer and wild turkey, with opportunities for waterfowl hunting when seasonal river levels provide suitable water throughout the Salkehatchie River basin.

Beyond its recreational appeal, Twin Pines offers an excellent opportunity for a residential homesite. Whether you're looking to build a private country retreat, establish a hunting getaway, or invest in a versatile recreational property, Twin Pines offers the perfect combination of natural beauty, wildlife habitat, and rural living in the heart of Colleton County.

PROPERTY FEATURES:

- Internal Road
- Paved Road Frontage
- Established Food Plots
- Pre Merch Pine Plantation
- 15 Miles From Walterboro
- Excellent Wildlife Habitat Diversity
- Mature Hardwood Bottoms On The Little Salkehatchie River

DIRECTIONS:

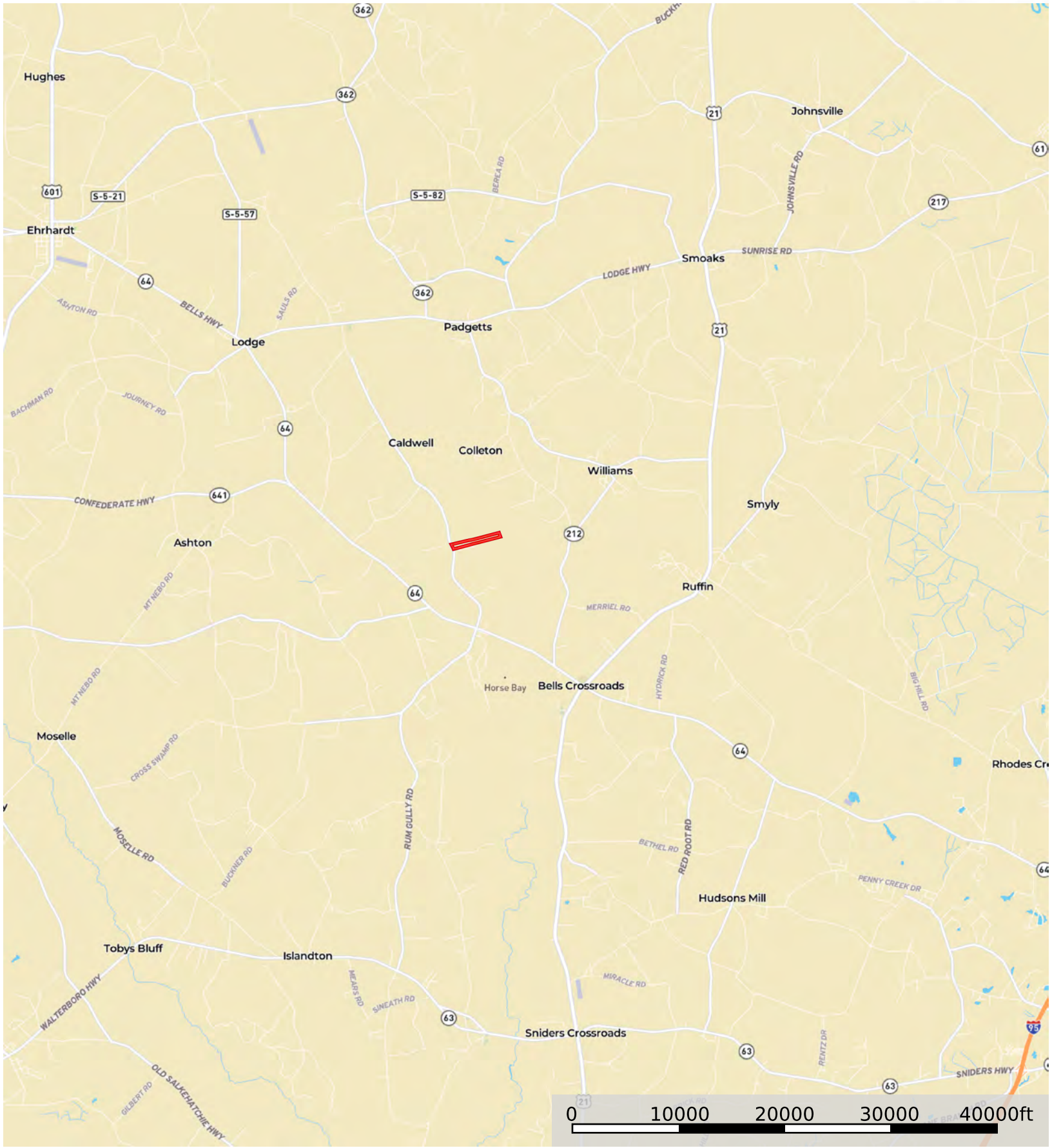
Place these coordinates in your gps 33.01461 N, 80.89067 W.

CONTACT

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Twin Pines

Colleton County, South Carolina, 44.1 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.

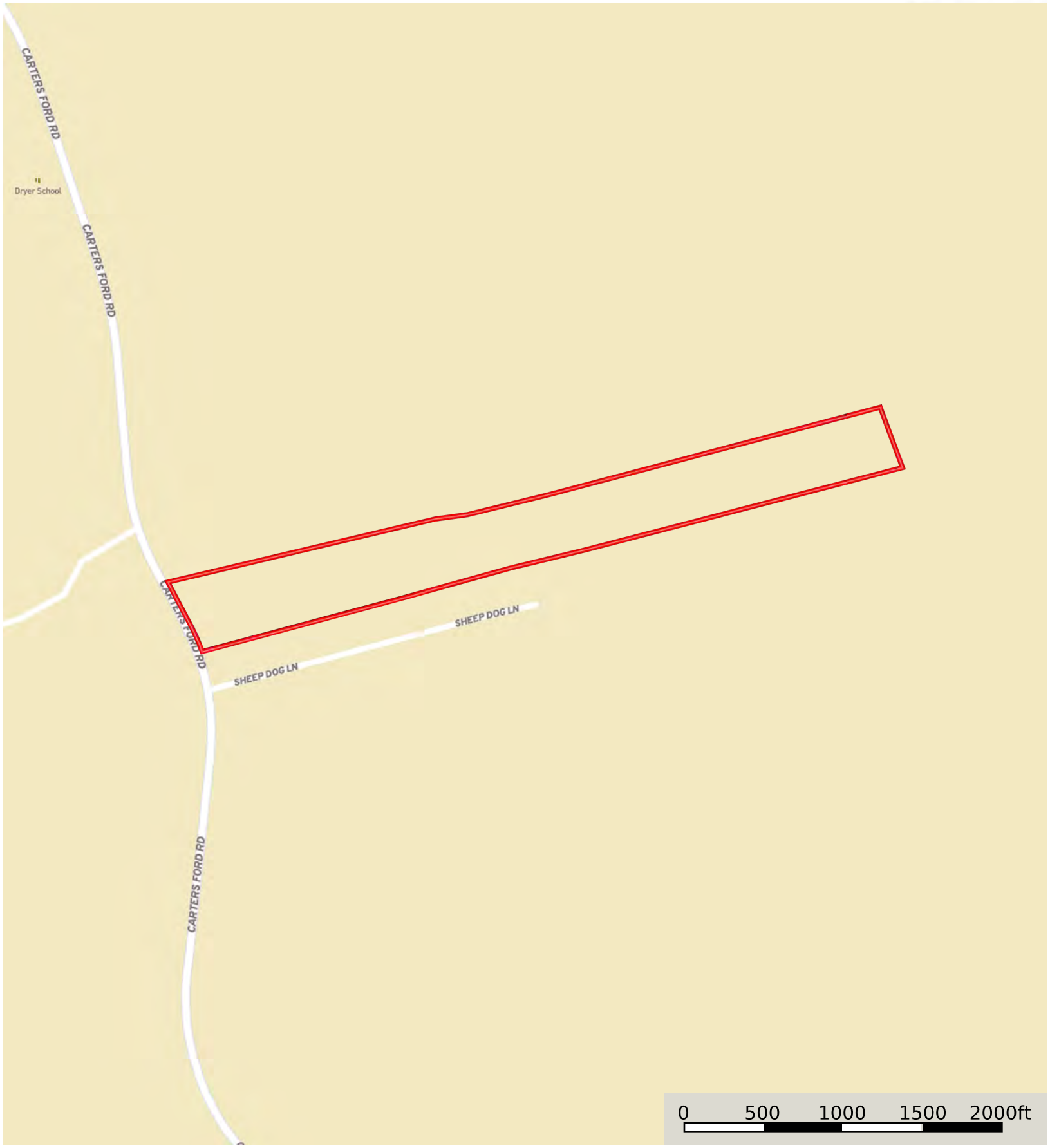
Todd Crosby

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