



VAUGHNS MILL POND ROAD I KERSHAW COUNTY, SC

38.54+/- ACRES
\$222,569



PROPERTY DESCRIPTION

Located only 7 miles north of Camden, SC, this property offers a rare opportunity to own a quality tract of land in close proximity to town. Consisting of 100% upland acreage and 7-year-old longleaf pine plantation, this is a quintessential homesite for someone seeking a quiet rural setting.

PROPERTY FEATURES:

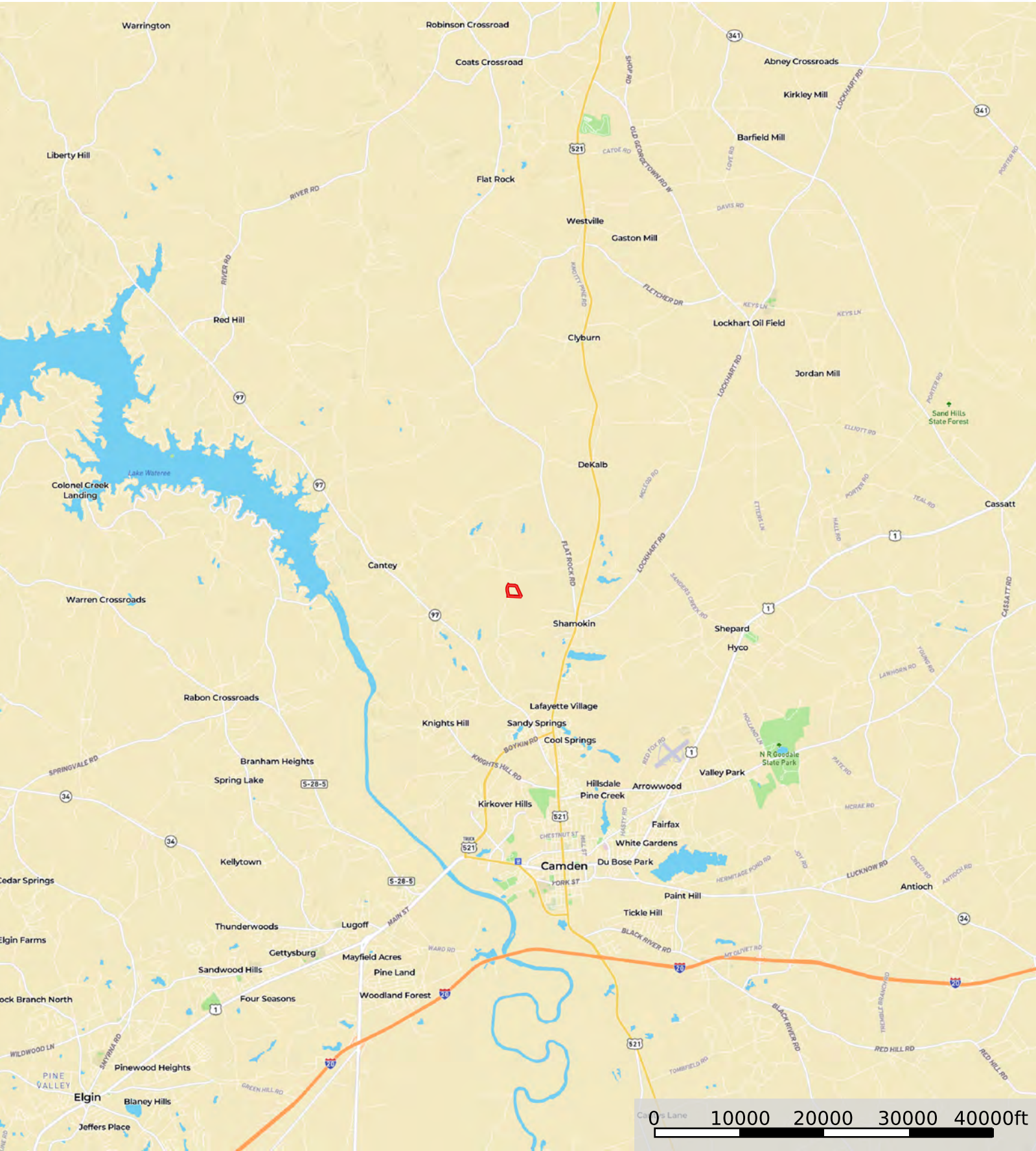
- Longleaf Plantation
- 100% Upland Usable Acreage
- Close Proximity To Lake Wateree
- 1,300 Feet Of County Road Frontage

DIRECTIONS:

Beginning at the intersection of I-20 and Hwy 521 in Camden, turn left onto US-521 N and continue for 4.1 miles. Turn left onto N. Liberty Hill Road and continue for 3 miles. Turn slight right onto Vaughns Mill Pond Road and continue for 1.5 miles. The property will be on the right.

CONTACT

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Email: todd Crosby@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.



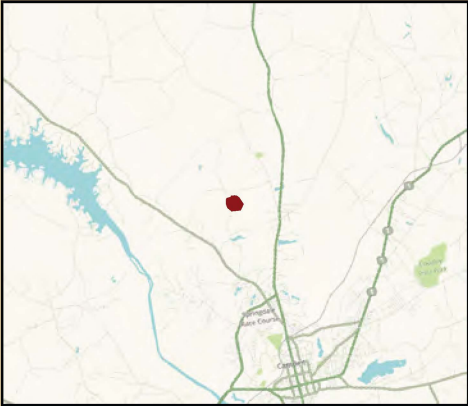
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0 165 330 Feet
0 2.5 5 Chains

+/- 39ac



Map Legend

- Disposition Boundary
- Stand Boundary
- Roads

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3043 - B

Stand	Species	Productive Ac	Age	Trees/Ac	Tons/Ac	Total Trees	Total Tons
3043 - 3	Longleaf Pine	37.44	7	556	0	20816.64	0
		Total 37.44		Wtd Avg 556.00	Wtd Avg .00	Total 20,816.64	Total .00