



ELBERRY ACRES DILLON COUNTY, SC

80.45 +/- ACRES

\$685,000



PROPERTY DESCRIPTION

Located near Latta, SC, this approximately 80.45-acre property offers a unique combination of accessibility, visibility, income potential, and versatility. Comprised of four parcels, the property features multiple points of road frontage along Elberry Road, Browns Creek Road, and Rogers Lake Road, along with exceptional exposure along I-95.

The main tract boasts approximately 1,600 feet of frontage along I-95, while an additional parcel provides roughly 270 feet of interstate frontage. Two billboards are currently located on the property along I-95, providing an existing source of passive income for the owner and adding another attractive investment component to the property.

The property was replanted in pine approximately five years ago, adding to its appeal as a long-term timber investment. With approximately 85% of the property consisting of upland acreage and wetlands primarily confined to the far western portion, the tract offers a significant amount of usable land with potential for a variety of agricultural, recreational, residential, or investment uses.

The property is currently zoned agricultural, with public water and electrical service available. Trico Water has confirmed water infrastructure in the area, including both 3-inch and 6-inch water lines, further supporting its long-term potential.

With its combination of usable acreage, multiple access points, extensive I-95 exposure, available utilities, existing passive income, and proximity to Latta, this property presents an excellent opportunity for buyers looking for a large, well-positioned tract in Dillon County. Whether you're searching for a recreational property, private estate, agricultural tract, or long-term land investment, this property offers the acreage, access, visibility, and versatility to accommodate a wide range of possibilities.

PROPERTY FEATURES:

- 80.45+/- Acres Across Four Parcels
- Almost 1,900 Feet Of I-95 Frontage
- Replanted In Pine Approximately 5 Years Ago
- Passive Income Producing Billboards Along I-95
- Approximately 85% Upland Soil With Public Water And Power Available
- Road Frontage Along Elberry Road, Browns Creek Road, And Rogers Lake Road

CONTACT

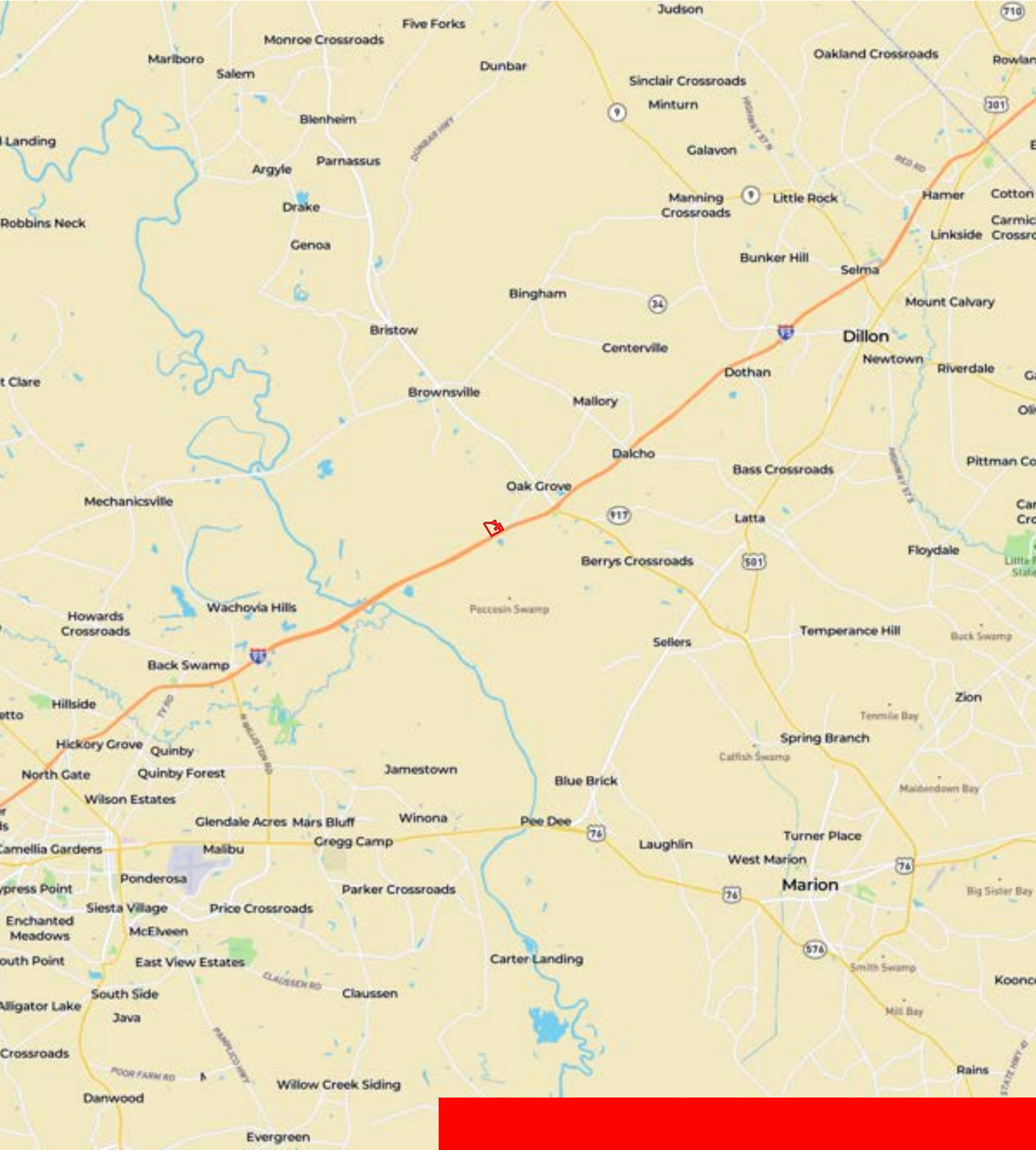
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Elberry Acres
Dillon County, South Carolina, 80.45 AC +/-



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.

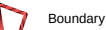
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