



**MILL POND ROAD**  
COLLETON COUNTY, SC  
59 +/- ACRES  
\$320,000



## PROPERTY DESCRIPTION

The Mill Pond Rd tract is located in Northwest Colleton County just south of the community of Smoaks. This versatile tract offers an excellent combination of recreational, investment, and residential opportunities. Approximately 52.6 acres consist of merchantable planted pine timber, providing immediate and long-term timber income potential, while the remaining 6.4 acres feature mature natural pine and hardwoods that add character, wildlife habitat, and natural beauty to the property.

The property is well suited for a permanent residence, offering the privacy and peaceful rural setting ideal for a homesite, family estate, or country retreat. An established internal road system provides convenient access throughout the tract, making it easy to navigate the property for recreation, timber management, or future improvements. Due to properties excellent location and a strong mix of managed timber and natural woodland, this tract is also ideal for outdoor recreational pursuits such as hunting, ATV riding, and wildlife observation. The diverse habitat supports abundant wildlife, making it an excellent property for sportsmen and outdoor enthusiasts alike.

Whether you are seeking a timber investment, recreational getaway, or private rural homesite, this Lowcountry property offers exceptional versatility and long-term potential.

## PROPERTY FEATURES:

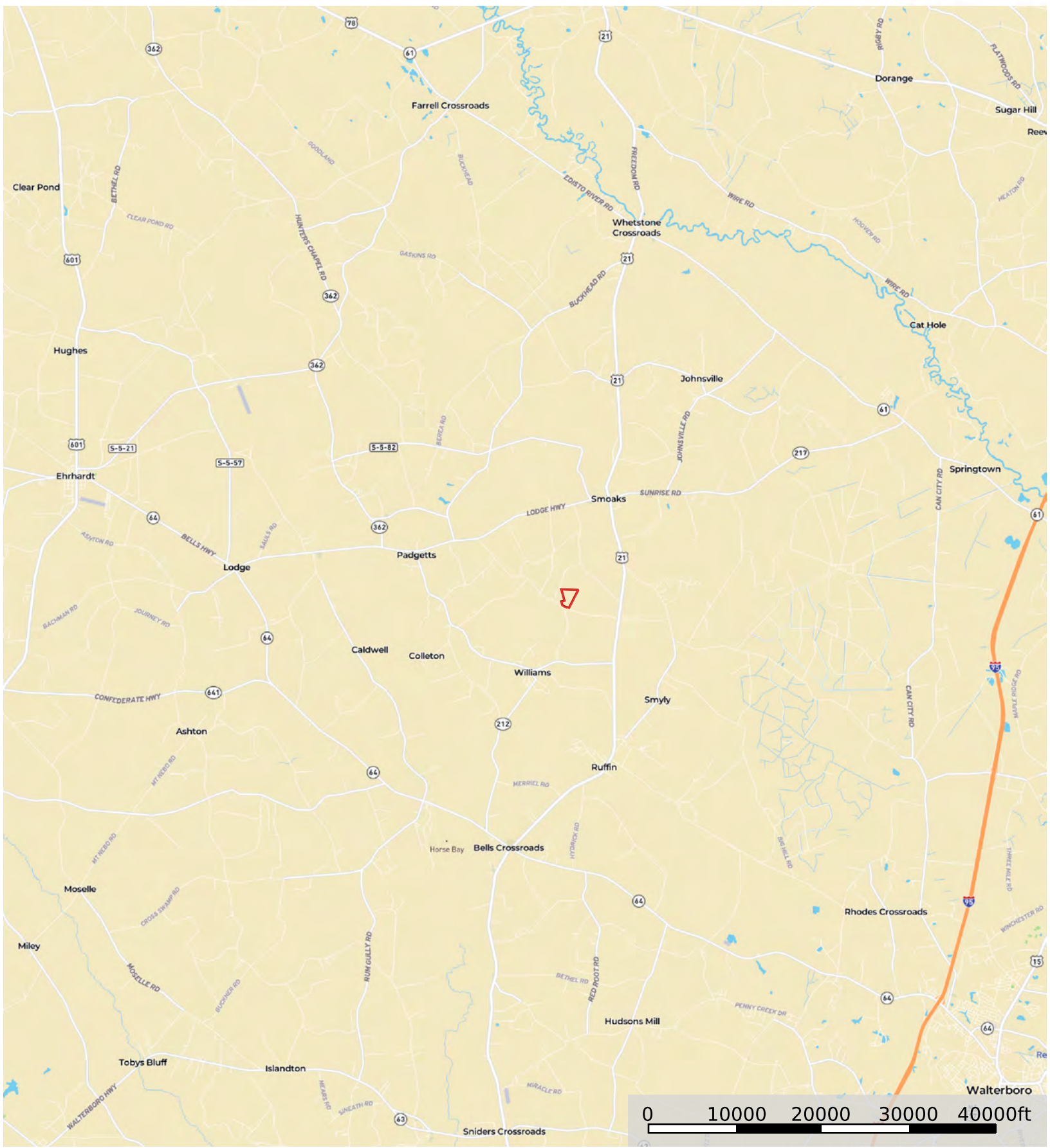
- Internal Roads
- Productive Soils
- Merchantable Timber
- 17 Miles From Walterboro
- Excellent Recreational Opportunity

## DIRECTIONS:

From Bells Hwy head north on Hwy 21 for 6 miles then turn left onto Mill Pond Rd. In 1.2 miles the entrance to the property will be on the right.

## CONTACT

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--- Road / Trail    □ 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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