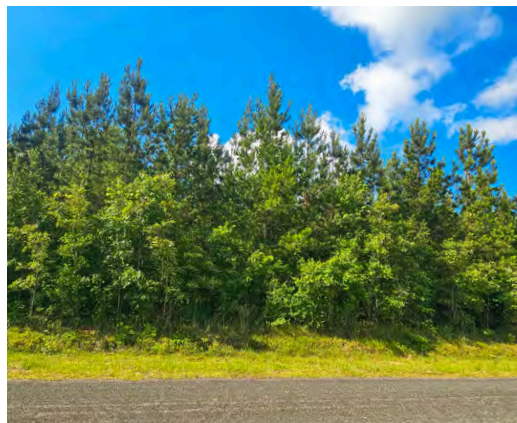
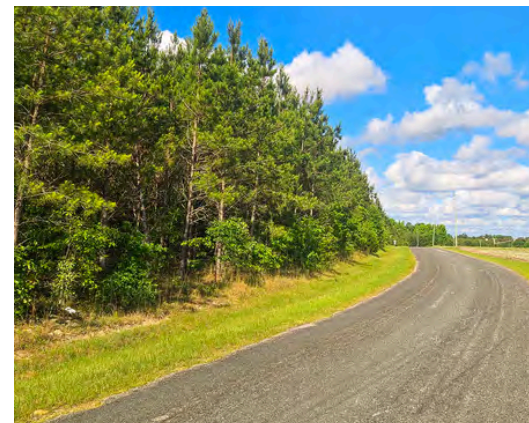




STATE PARK FARM BAMBERG COUNTY, SC

76.56 +/- ACRES

\$650,760



PROPERTY DESCRIPTION

The 76.56 acre State Park Farm is located 3.5 miles south of Blackville, SC on Pleasant Home Road. With approximately one mile of frontage on Pleasant Home Road, the farm is easily accessible and well suited for multiple uses including recreation, hunting, and quiet, rural living a short distance from town.

Just across Pleasant Home Road are the 307 acre Barnwell State Park and a large irrigated ag field, both of which enhance the quiet, rural atmosphere of the 76 acre State Park Farm.

The State Park Farm is primarily upland soils planted to Loblolly pine in 2017. There is a good access road through the farm that is connected to Pleasant Home Road on each end.

The road winds between the three small Carolina Bays that provide excellent wildlife habitat, diversity, and a gentle topographic change to the property.

With 3-phase power available the length of Pleasant Home Road, the possibilities are limitless for new home, farm, mini farms, or irrigation electrical needs.

PROPERTY FEATURES:

- Carolina Bays
- 3-Phase Power
- Primarily Upland Soils
- Quiet & Rural Atmosphere
- Approximately One Mile Of Paved Road Frontage

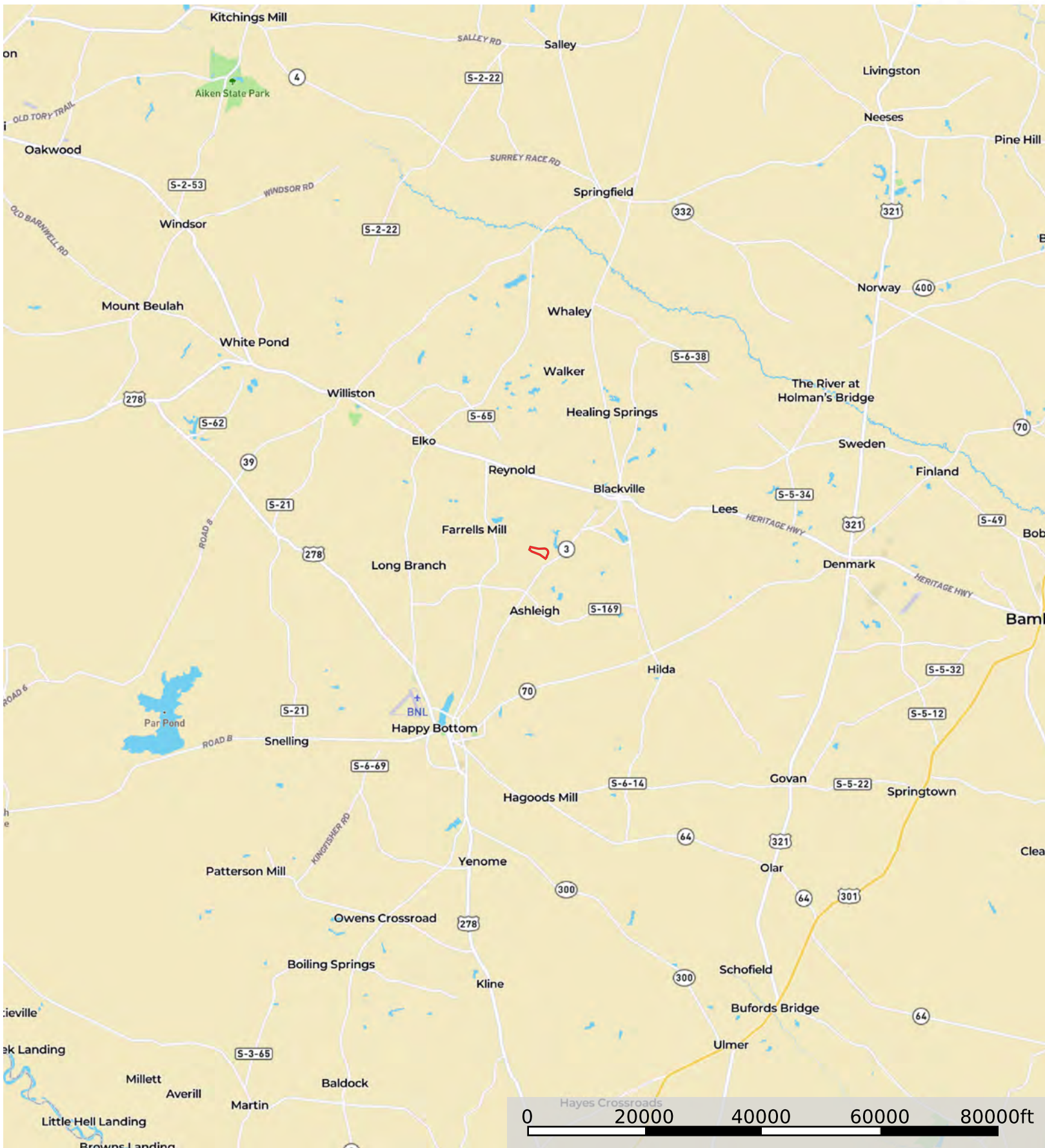
DIRECTIONS:

From Blackville, travel south on Highway #3 approximately 3.1 miles. Turn right on Pleasant Home Road and the farm will be on your left in approximately 2/10 of a mile.

CONTACT
Scott Rhodes, SCRF #1579
O: 803.671-1058
Email: strforester@gmail.com
www.CrosbyLandCo.com

State Park Farm

Bamberg County, South Carolina, 76.56 AC +/-

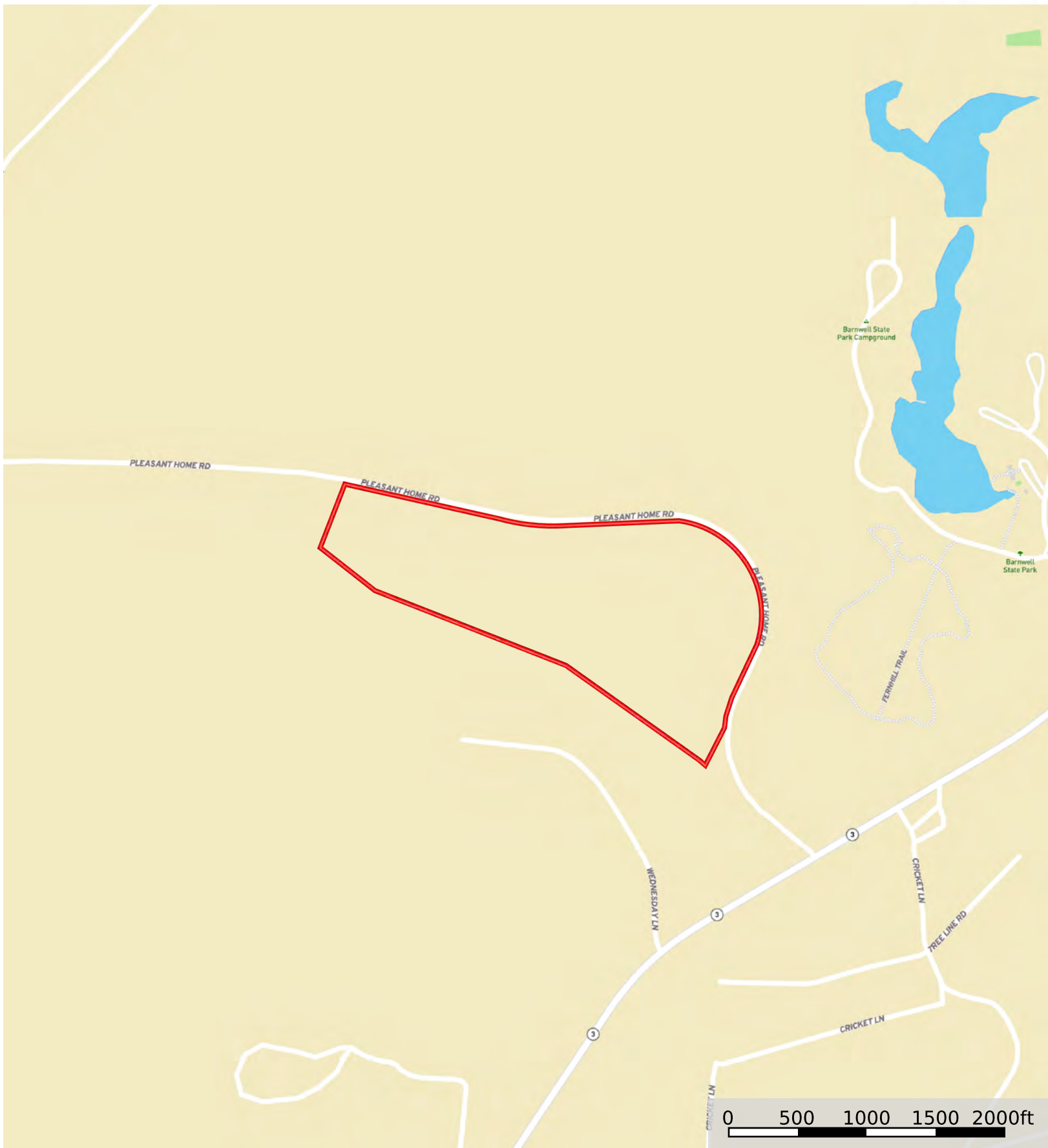



Boundary

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
P: 8437825700 Crosbylandco.com


The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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