

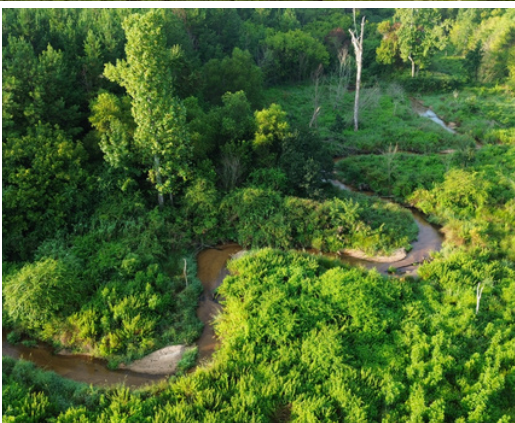


FLAT ROCK CREEK

EDGEFIELD COUNTY, SC

102.9 +/- ACRES

\$565,950



PROPERTY DESCRIPTION

Located near Ridge Spring in eastern Edgefield County, Flat Rock Creek is a 102.9-acre recreational, hunting, and timber investment property with the potential for a private homesite. Featuring rolling topography and predominantly sandy and sandy loam soils, the property offers a diverse landscape well suited for outdoor recreation, wildlife, timber, and future improvements.

Approximately 1,800 feet of Flat Rock Creek runs through the middle of the property, creating a scenic focal point and naturally dividing the tract into two sides. The property also features approximately 1,815 feet of frontage along Rachel Road and two separate access points on opposite sides of the creek, including one gated entrance. An existing road system follows much of the property's exterior, providing a foundation for access around the tract.

Approximately 22 acres are planted in 8-9-year-old pines, while the remaining acreage consists of a diverse mix of timber stands of varying ages. Existing stand locations and a cleared food plot provide a strong foundation for a hunting setup, with excellent deer habitat found throughout the property. Whether you're looking for an ideal hunting retreat, a private homesite, or a long-term timber investment, Flat Rock Creek offers a scenic and versatile setting in the heart of Edgefield County.

PROPERTY FEATURES:

- Food Plot
- Two Access Points
- Rolling Topography
- Multiple Stand Locations
- 1,815 Feet of Road Frontage
- 1,800 Feet of Frontage Along Flat Rock Creek

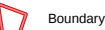
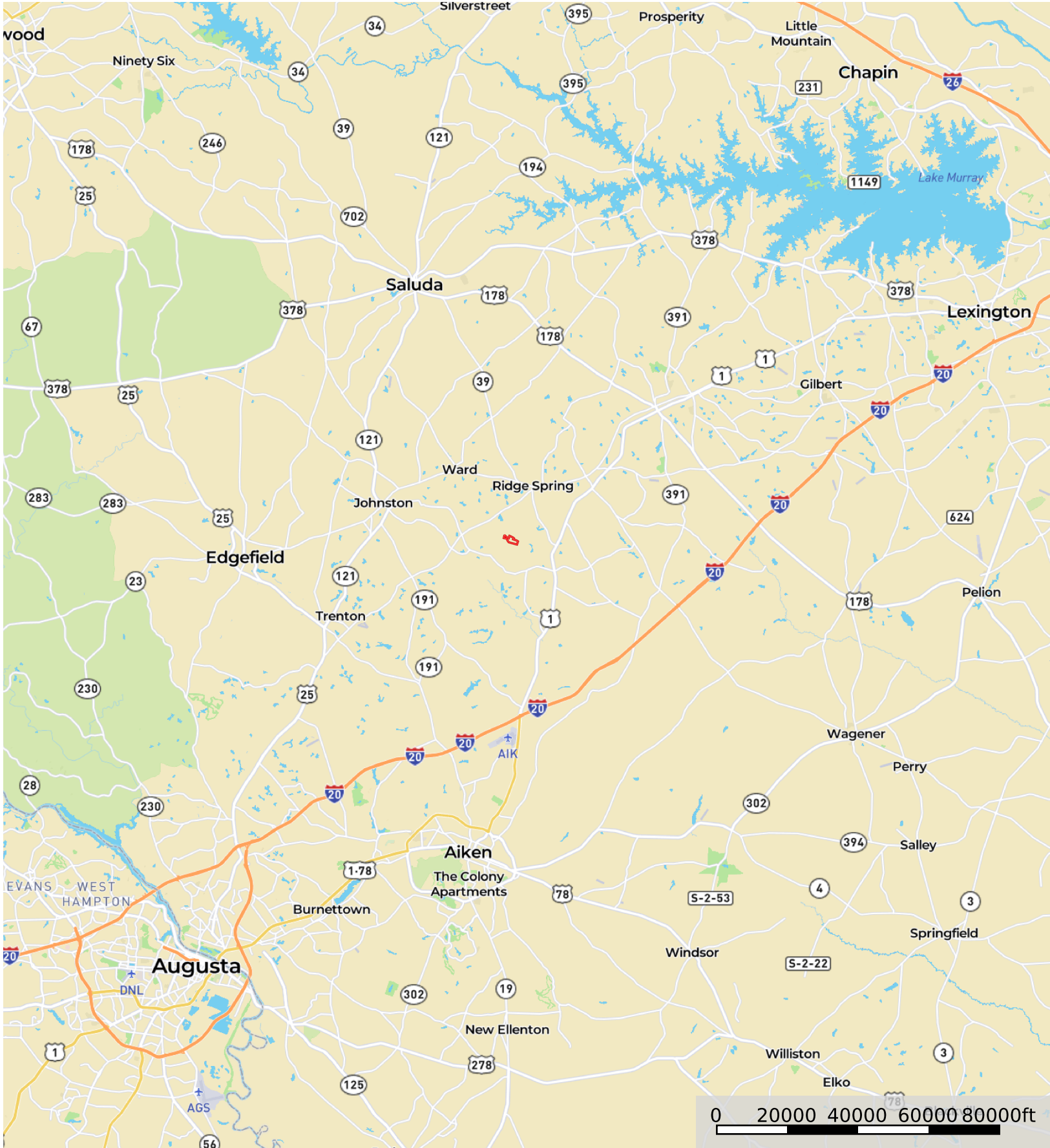
DIRECTIONS:

Place the following GPS coordinates into your mobile navigation app:
33°48'12.2"N 81°40'39.7"W

CONTACT

Benjamin Estroff
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Email: benestroff@crosbylandco.com
www.CrosbyLandCo.com

Flat Rock Creek
South Carolina, 102.9 AC +/-

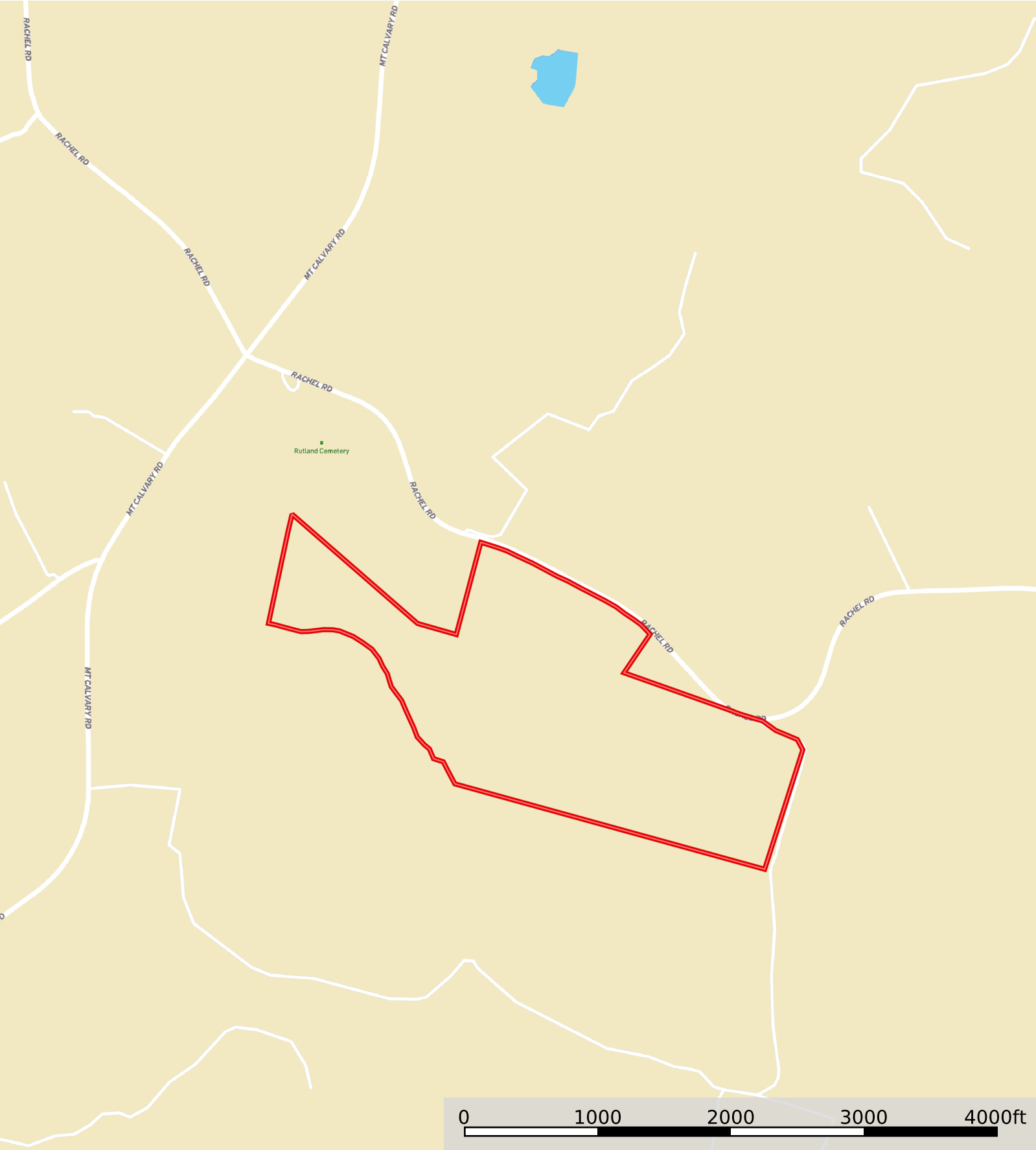


Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes 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

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South Carolina, 102.9 AC +/-



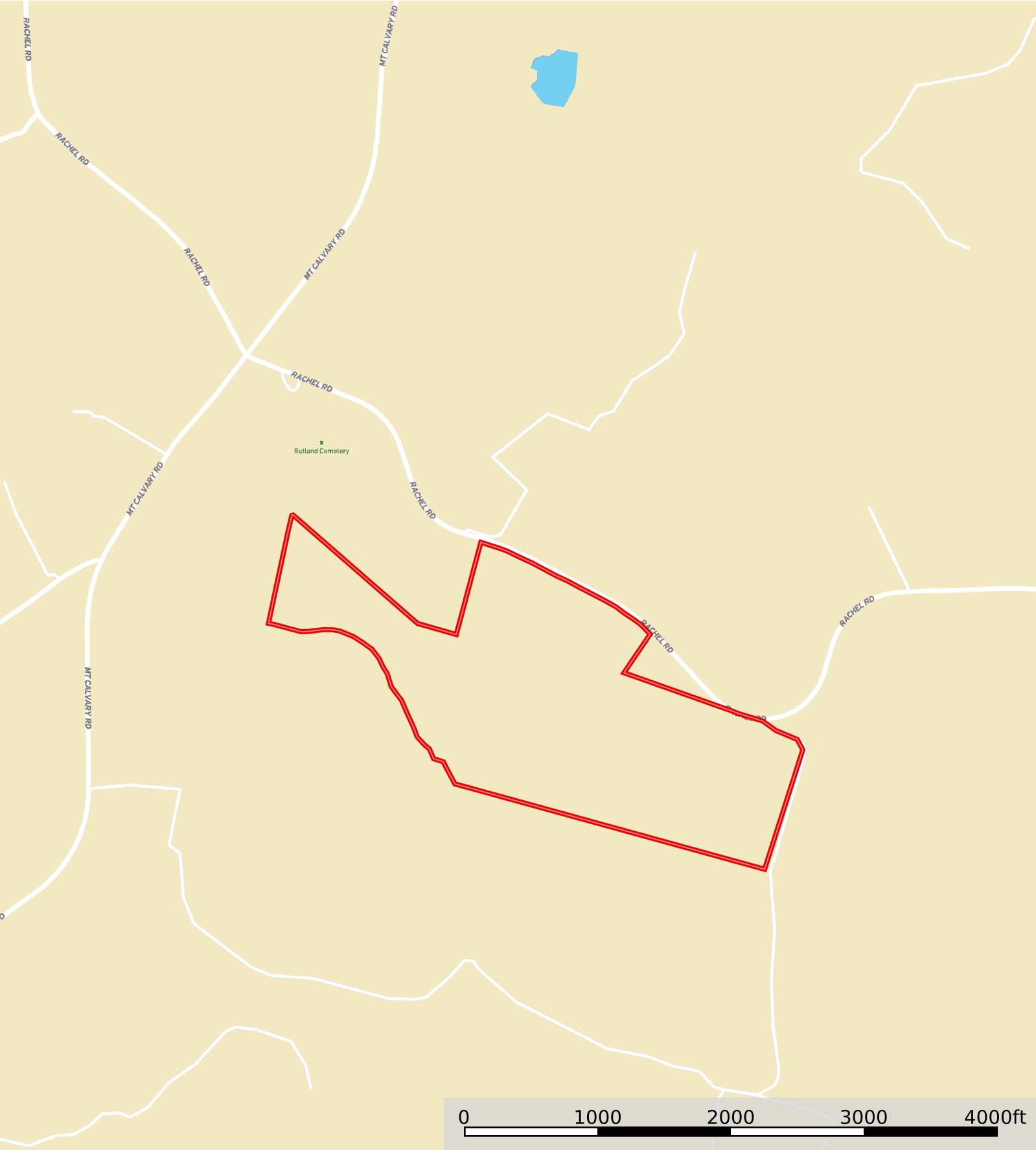
 Boundary

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