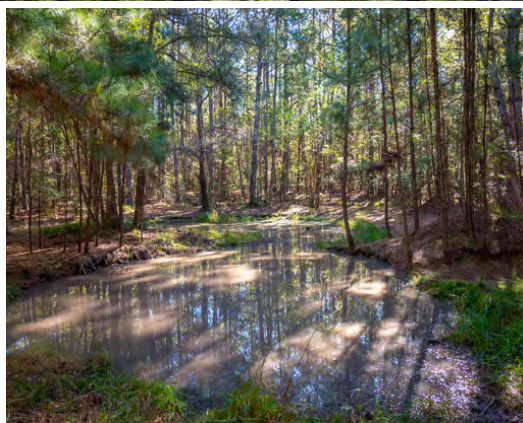
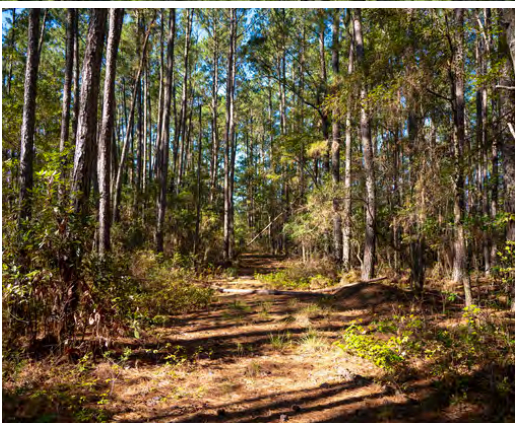
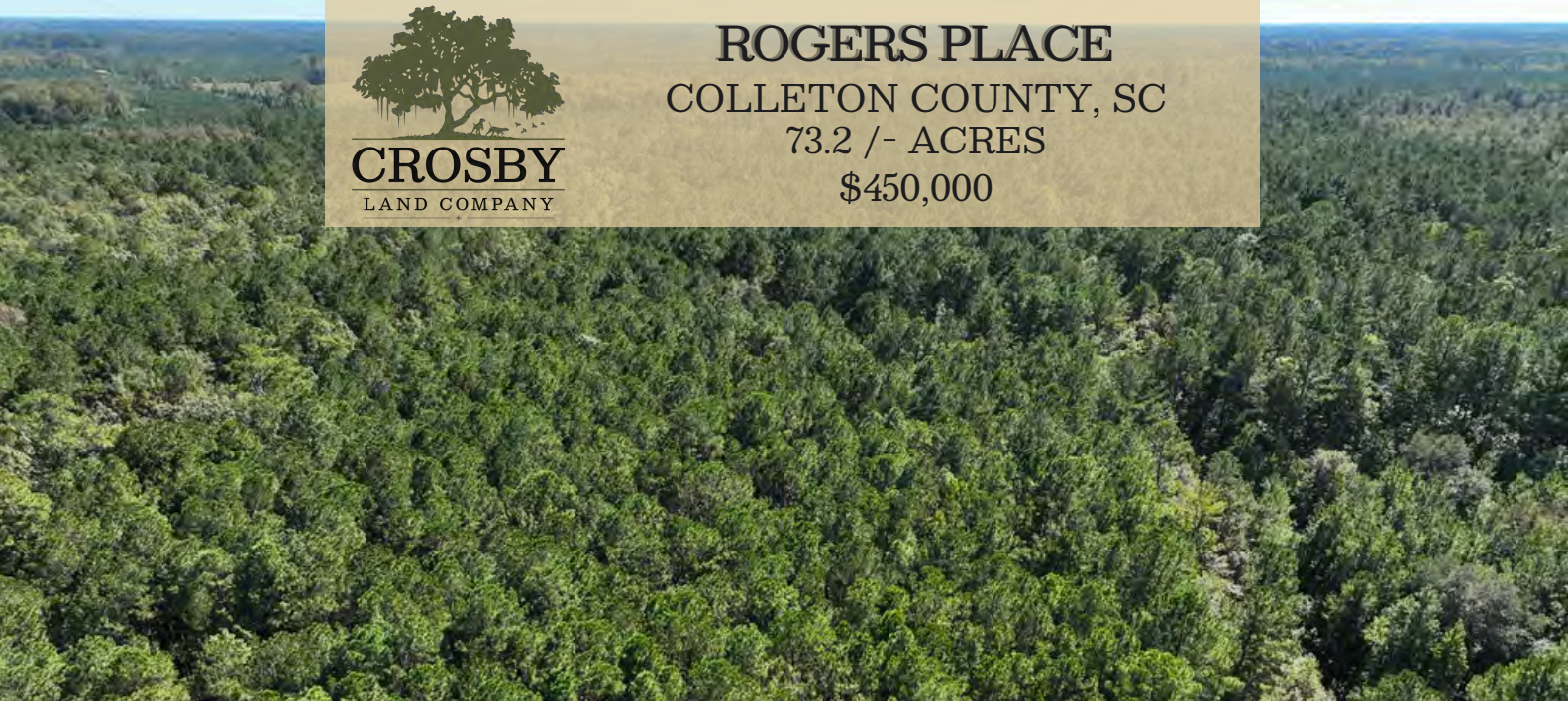




ROGERS PLACE

COLLETON COUNTY, SC
73.2 +/- ACRES
\$450,000



PROPERTY DESCRIPTION

Located just 20 miles from Summerville, this 73.20-acre tract offers an outstanding opportunity to own a versatile recreational property featuring merchantable timber, excellent hunting potential, and the perfect setting for a private weekend retreat. With a valuable combination of merchantable pine and hardwood timber, diverse wildlife habitat, and convenient access to the Summerville area, this property offers buyers the opportunity to enjoy their land while potentially offsetting a portion of their initial investment through timber harvesting.

Accessed by a deeded easement off Rutin Buck Lane, the property features merchantable pine and hardwood timberland with both investment and recreational appeal. The merchantable timber provides an opportunity for potential income through a timber harvest. A good internal road system allows access throughout much of the property, making it easier to navigate the tract for hunting, timber management, and general recreational use. For the outdoor enthusiast, this is an excellent hunting tract with plenty to offer. A small pond provides a valuable water source for deer and wild turkey, while approximately 7.5 acres of bottomland offer additional wildlife habitat and the potential for excellent waterfowl hunting during the winter months. The combination of mixed timber, natural water sources, and bottomland habitat creates opportunities for deer, turkey, and seasonal duck hunting.

An established base camp area provides a convenient place to gather with family and friends, prepare for a hunt, or enjoy a weekend away from the demands of everyday life. Whether you're looking for a timber investment with potential income opportunities, a quality hunting property, or a private recreational getaway within easy reach of Summerville, this tract offers an appealing combination of location, natural resources, and outdoor recreation.

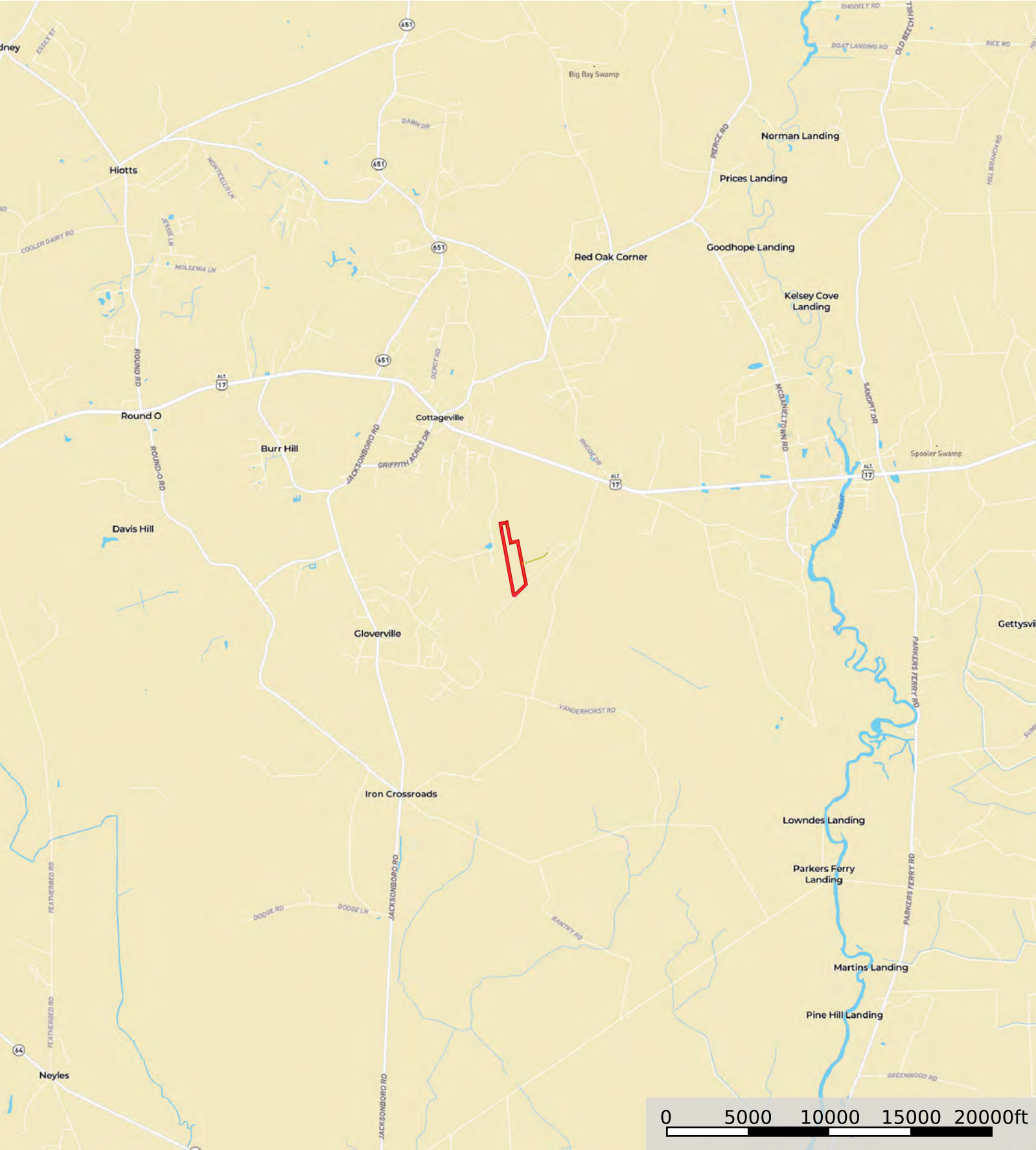
PROPERTY FEATURES:

- Internal Roads
- Merchantable Timber
- Close Proximity To Summerville
- Excellent Outdoor Recreational Tract

CONTACT

Jared Griffith
864-314-1801
jaredgriffith@crosbylandco.com
www.CrosbyLandCo.com

Rogers Place
Colleton County, South Carolina, 73.2 AC +/-



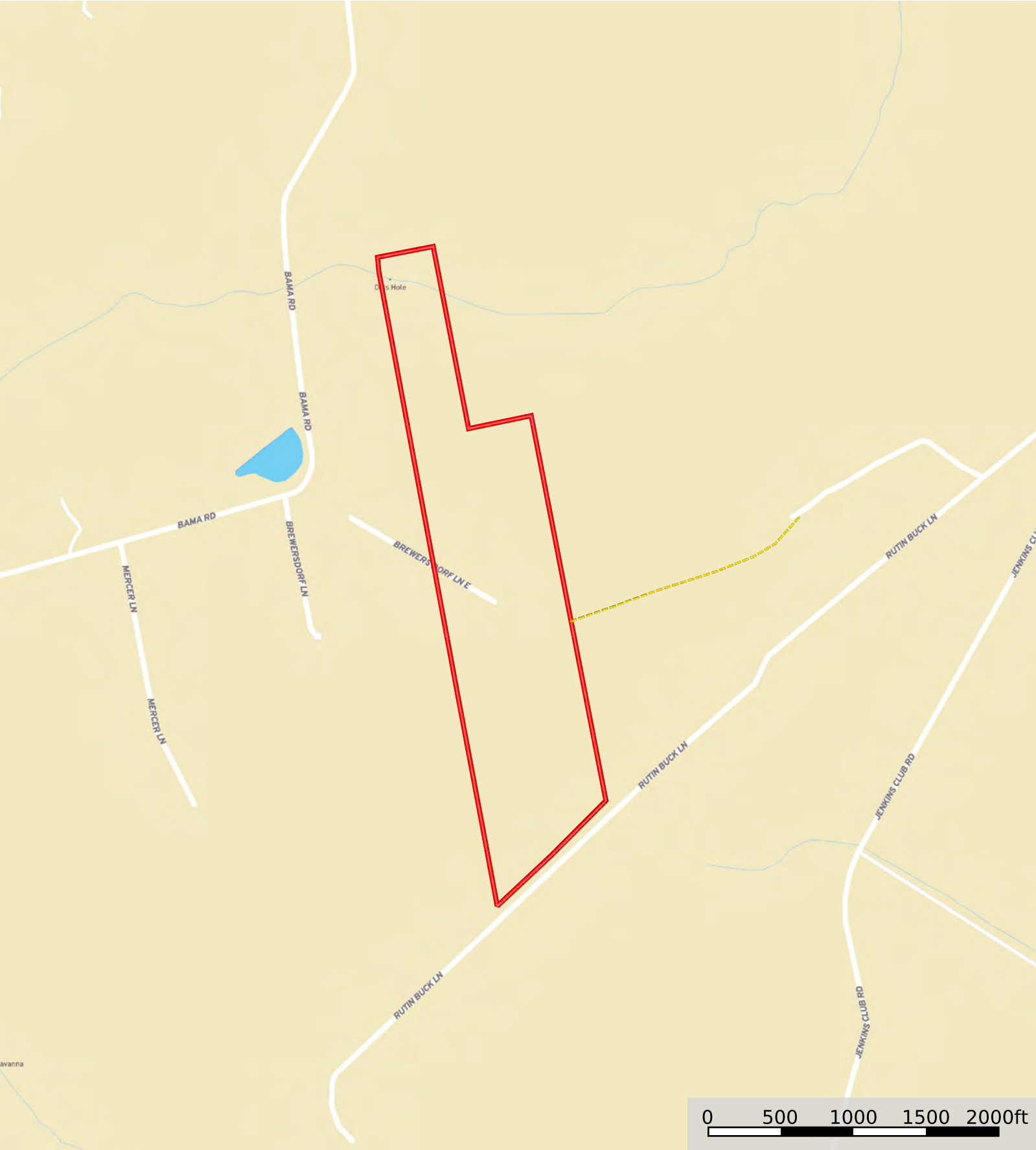
--- Road / Trail □ Boundary

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.

Todd Crosby
P: 8437825700 Crosbylandco.com

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Rogers Place
Colleton County, South Carolina, 73.2 AC +/-



--- Road / Trail □ Boundary

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