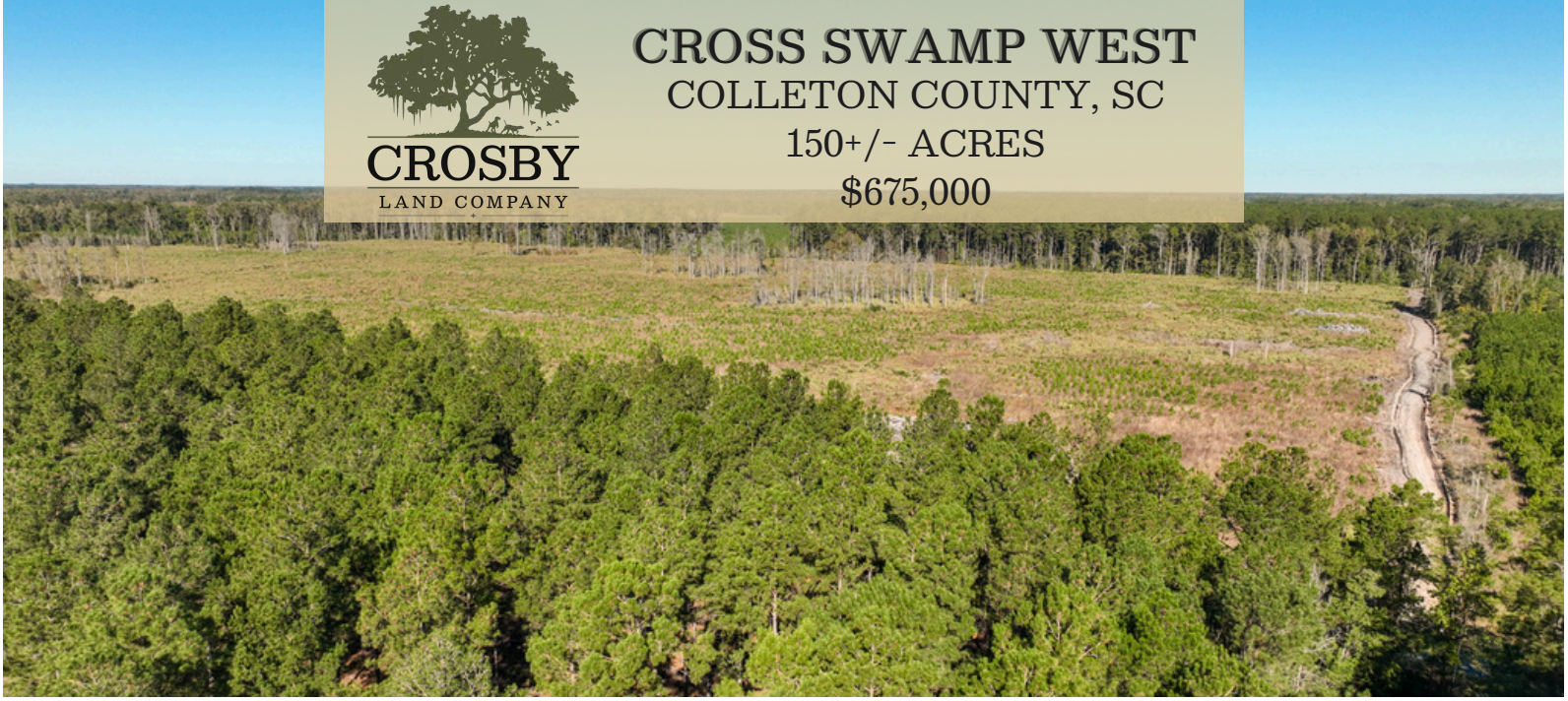
CROSS SWAMP WEST

COLLETON COUNTY, SC

150+/- ACRES

$675,000



PROPERTY DESCRIPTION

Located just 18 miles west of Walterboro in Colleton County, Cross Swamp West offers 150± acres of productive timberland, exceptional recreational opportunities, and potential for a private homesite or hunting retreat. With extensive road frontage, an established interior road system, and diverse timber stands, this property offers an attractive combination of recreational enjoyment and long-term investment potential.

The property is divided by Cross Swamp Road into two distinct sections, each offering unique opportunities. The 45± acre portion features mature hardwood and pine stands, providing excellent wildlife habitat and an established food plot. This section offers an ideal setting for a private residence or hunting cabin surrounded by mature timber. Across the road, the remaining 105± acres consist primarily of approximately two-year-old planted loblolly pines, providing future timber value and excellent bedding cover for wildlife. Natural low-lying areas also offer potential for waterfowl habitat development.

An established perimeter road system and wide interior roads provide convenient access throughout the property for hunting, recreation, and timber management. With over half a mile of frontage along Cross Swamp Road and electrical power available along the road, the tract offers excellent accessibility and multiple potential homesites. Whether seeking a recreational retreat, timber investment, or private country estate, Cross Swamp West presents an excellent opportunity in the South Carolina Lowcountry.

PROPERTY FEATURES:

- Established Food Plot
- Over Half a Mile of Road Frontage
- Excellent Deer and Turkey Hunting
- Electrical Power Along Road Frontage
- 45± Acres of Mature Pine and Hardwood
- 105± Acres of Young Planted Loblolly Pines
- Potential for Waterfowl Habitat Development
- Established Perimeter and Interior Road System

CONTACT
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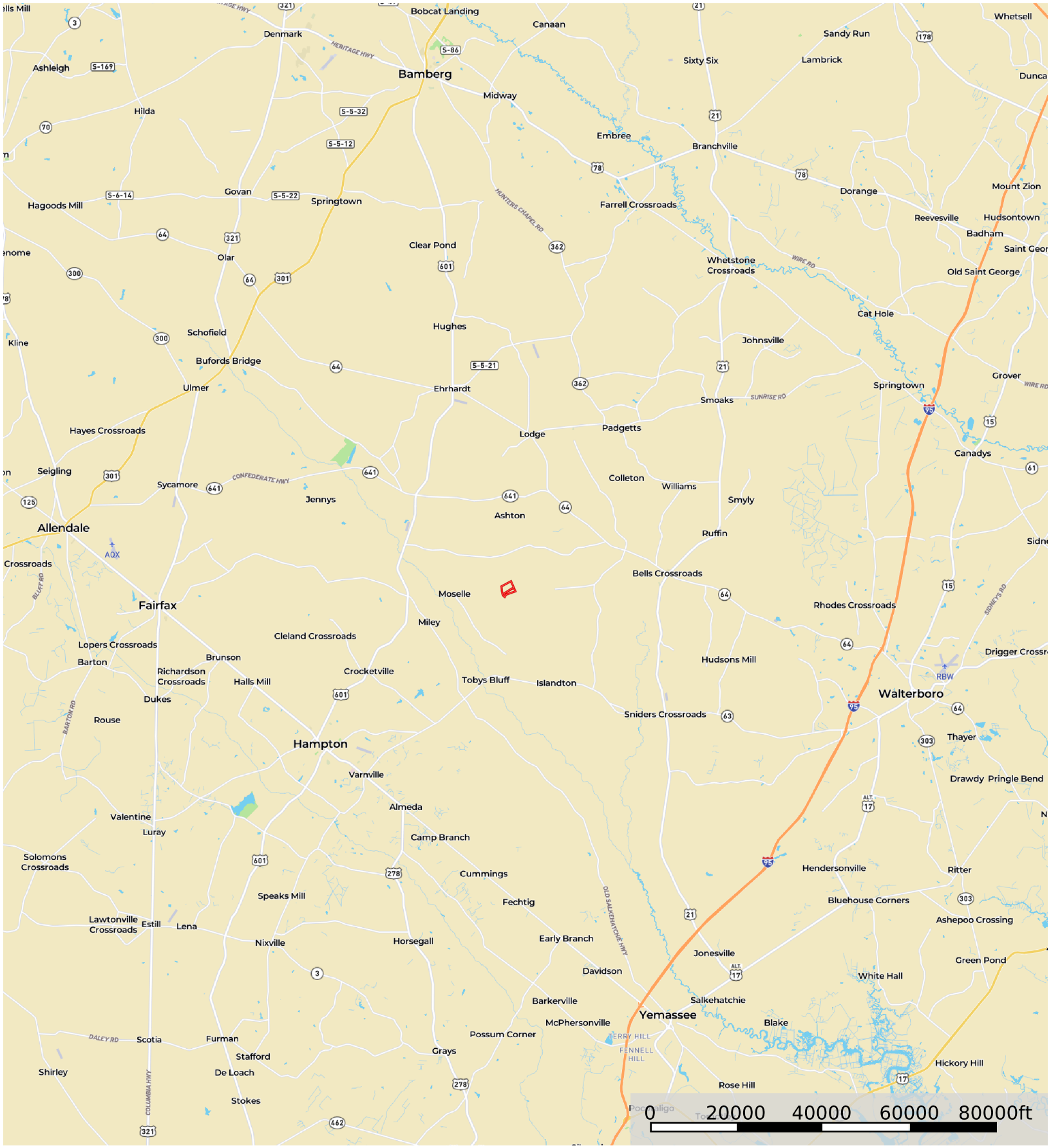
Cross Swamp West

Colleton County, South Carolina, 150 AC +/-

CROSBY LAND COMPANY



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

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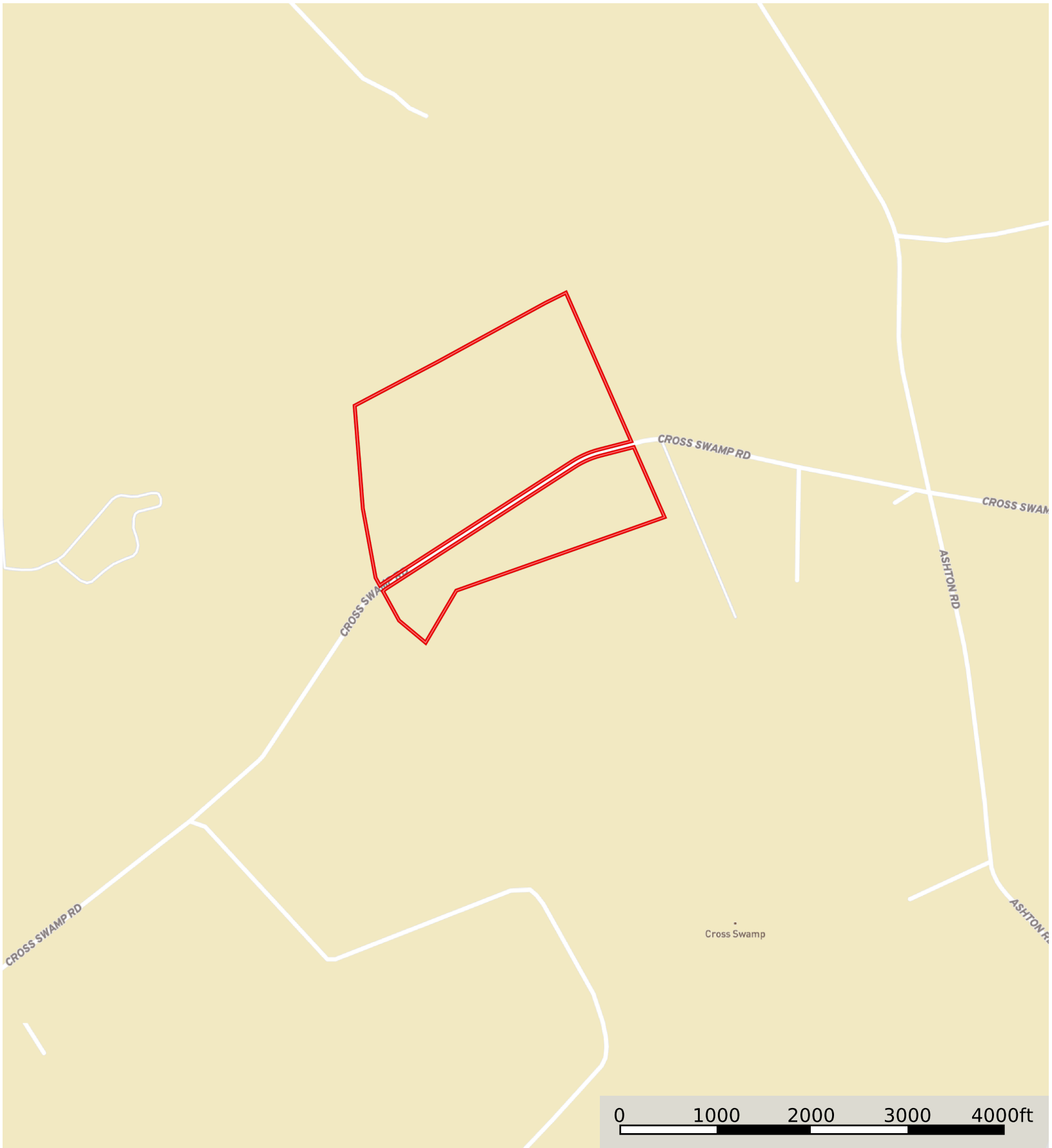
Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Cross Swamp West

Colleton County, South Carolina, 150 AC +/-

CROSBY LAND COMPANY



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