

BEAUTY SPOT ROAD FARM



MARLBORO COUNTY, SC

169.72 +/- ACRES

\$577,048

CROSBY
LAND COMPANY



PROPERTY DESCRIPTION

The Beauty Spot Road Farm offering is located in Bennettsville, SC. This property boasts over 10,000 feet of road frontage along Dupre Road, Beauty Spot Road W., Hwy 38, Industrial Lane, and Rogers Lane. The landscape of the property consists of 129.06+/- acres of agriculture fields that are currently being utilized in an agriculture operation and 40.66+/- acres of natural pine and hardwood timberland. In addition to being an excellent location for a permanent residence, this property is also well suited for commercial or industrial development.

PROPERTY FEATURES:

- 10,000+ feet of road frontage
- Close proximity to Marlboro County Industrial Park
- Fields
- Electricity

DIRECTIONS

From Bennettsville turn right onto Cheraw St and in 0.5 miles take a slight right onto Hamlet Hwy. Continue straight for 1.4 miles and at the traffic circle take the 2nd exit on Hwy 38 West. Continue for 0.6 miles, and at the traffic circle take the 3rd exit onto Beauty Spot Rd. W and the property is on the right.

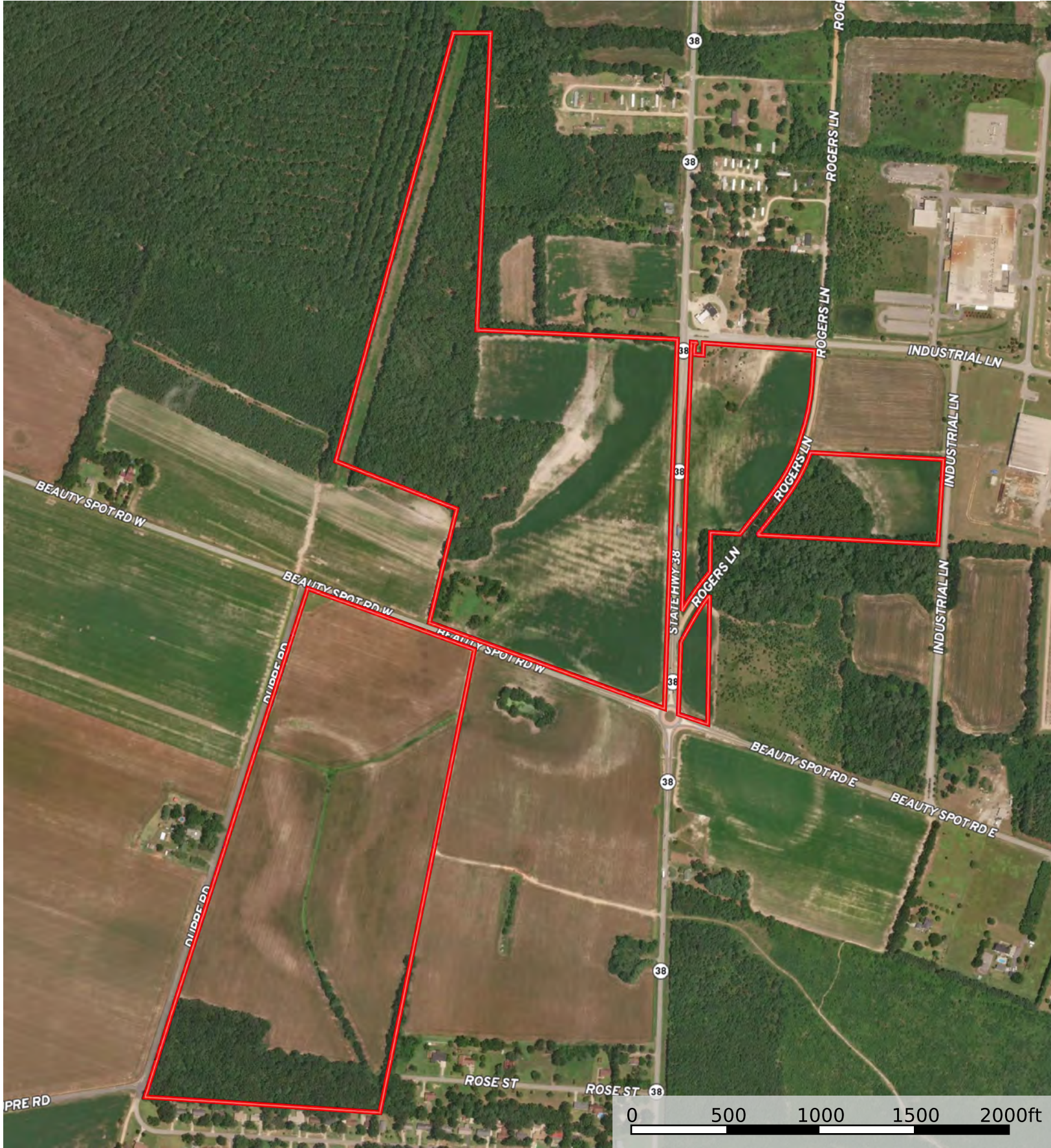
CONTACT

Jared Griffith

O: 843-782-5700 ~ M: 864-314-1801

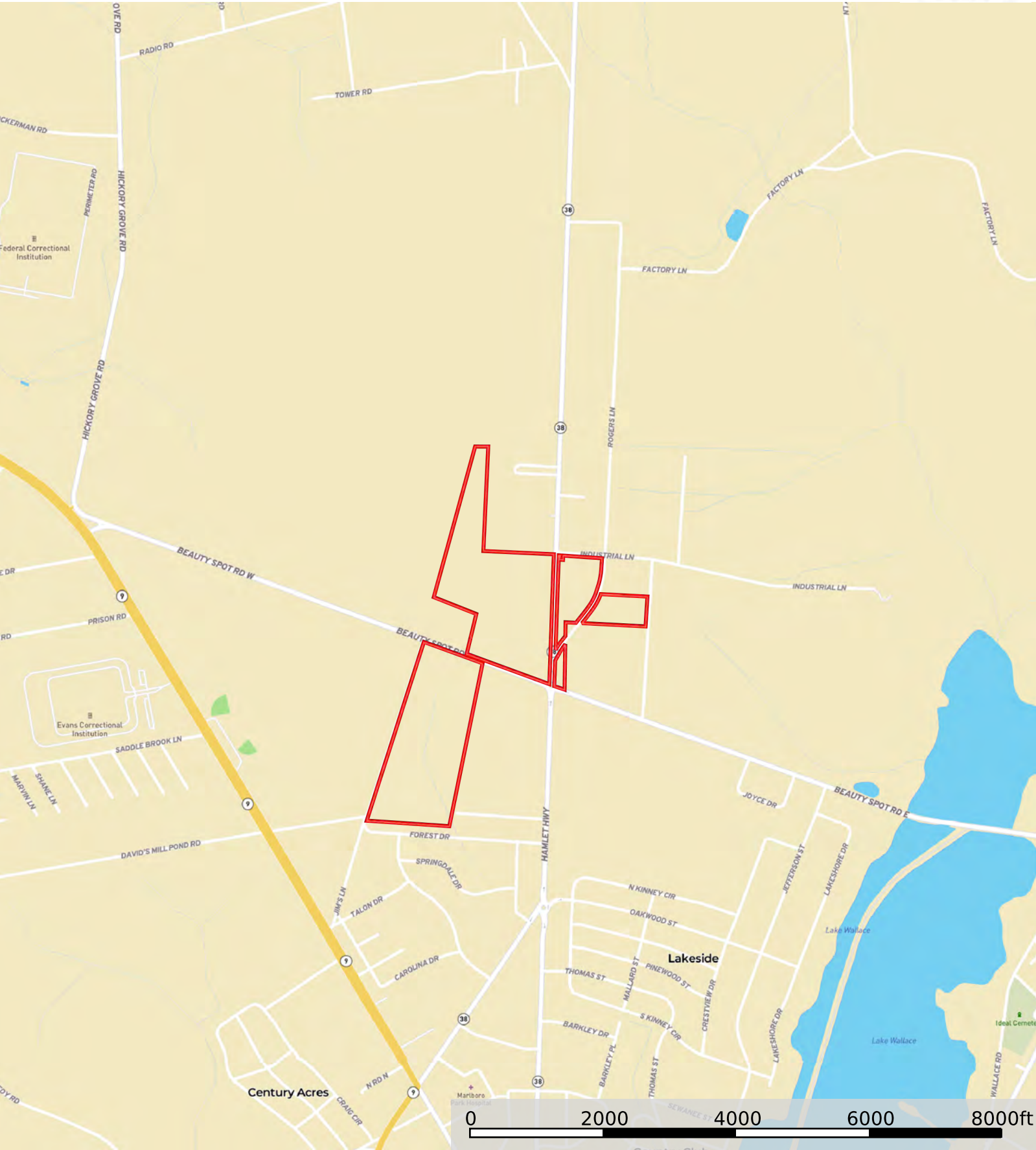
Email: jaredgriffith@crosbylandco.com

www.CrosbyLandCo.com



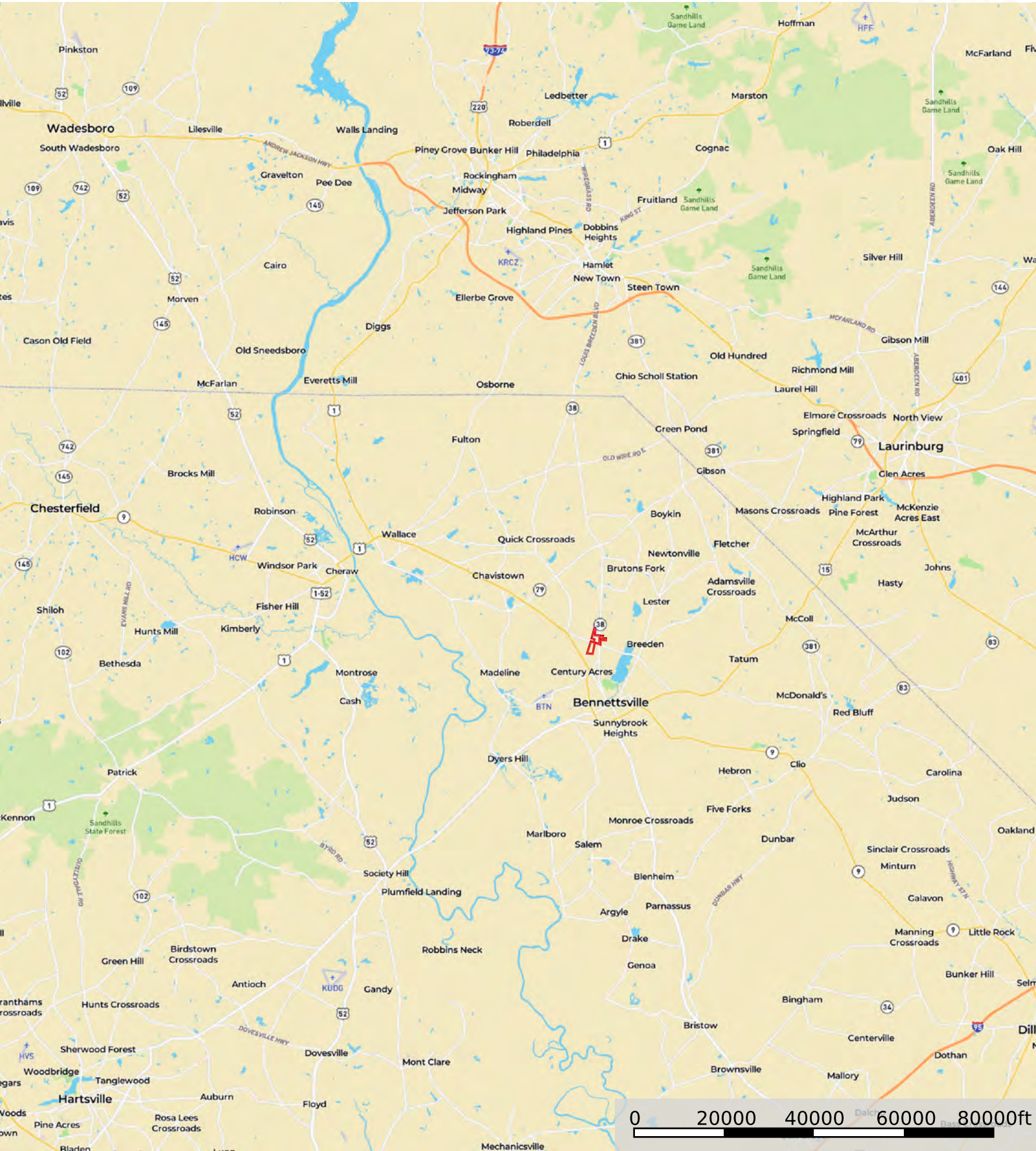
 Boundary

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.



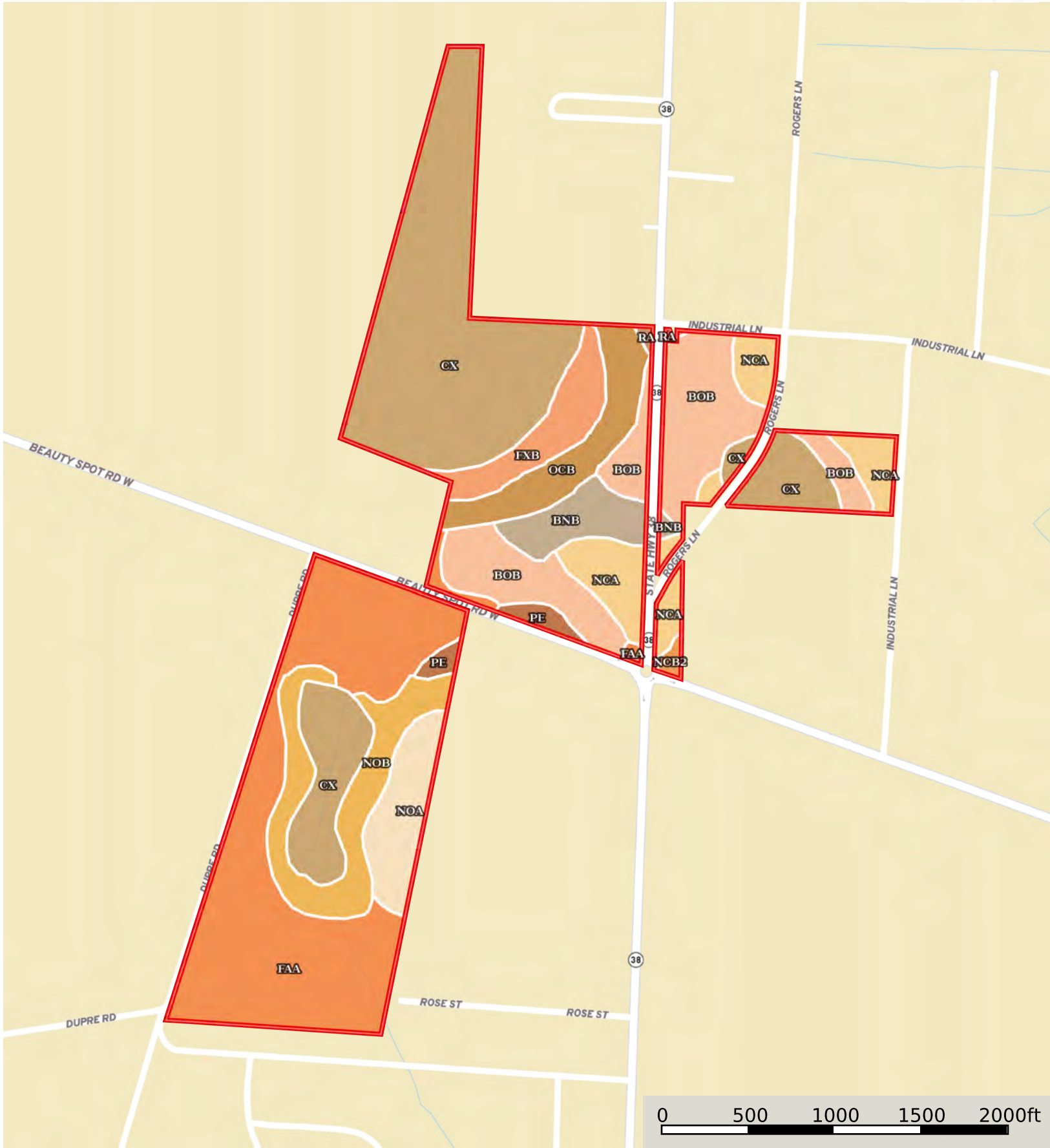
Boundary

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.



Boundary

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.



Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.

 All Polygons 161.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cx	Coxville loam	48.11	20.97	0	50	3w
FaA	Faceville loamy sand, 0 to 2 percent slopes	39.62	23.08	0	71	1
BoB	Bonneau sand, 0 to 4 percent slopes	21.56	8.09	0	46	2s
NoB	Norfolk loamy sand, 2 to 6 percent slopes	12.02	5.59	0	68	2e
NcA	Noboco loamy sand, 0 to 2 percent slopes	10.74	3.55	0	59	1
OcB	Ocilla sand, 0 to 4 percent slopes	8.25	2.84	0	40	3w
NoA	Norfolk loamy sand, 0 to 2 percent slopes	6.86	3.29	0	68	1
FxB	Foxworth sand, 0 to 6 percent slopes	6.42	2.3	0	36	3s
BnB	Blanton sand, 0 to 6 percent slopes	5.41	2.34	0	35	3s
Pe	Paxville fine sandy loam	1.96	0.74	0	46	6w
NcB2	Noboco sandy loam, 2 to 6 percent slopes, eroded	0.53	0.17	0	58	2e
Ra	Rains sandy loam, 0 to 2 percent slopes	0.32	0.11	0	56	4w
TOTALS		161.8 1(*)	100%	-	42.0	2.02

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 66.14 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
FaA	Faceville loamy sand, 0 to 2 percent slopes	38.51	58.22	0	71	1
NoB	Norfolk loamy sand, 2 to 6 percent slopes	12.02	18.17	0	68	2e
Cx	Coxville loam	7.98	12.07	0	50	3w
NoA	Norfolk loamy sand, 0 to 2 percent slopes	6.86	10.37	0	68	1
Pe	Paxville fine sandy loam	0.77	1.16	0	46	6w
TOTALS		161.8 1(*)	100%	-	67.32	1.48

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 71.91 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cx	Coxville loam	35.25	49.03	0	50	3w
BoB	Bonneau sand, 0 to 4 percent slopes	10.13	14.09	0	46	2s
OcB	Ocilla sand, 0 to 4 percent slopes	8.25	11.47	0	40	3w
FxB	Foxworth sand, 0 to 6 percent slopes	6.42	8.93	0	36	3s
BnB	Blanton sand, 0 to 6 percent slopes	5.14	7.15	0	35	3s
NcA	Noboco loamy sand, 0 to 2 percent slopes	4.21	5.86	0	59	1

Pe	Paxville fine sandy loam	1.19	1.66	0	46	6w
FaA	Faceville loamy sand, 0 to 2 percent slopes	1.08	1.5	0	71	1
Ra	Rains sandy loam, 0 to 2 percent slopes	0.24	0.33	0	56	4w
TOTALS		161.8 1(*)	100%	-	46.77	2.76

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 13.44 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BoB	Bonneau sand, 0 to 4 percent slopes	9.53	70.8	0	46	2s
NcA	Noboco loamy sand, 0 to 2 percent slopes	2.89	21.47	0	59	1
Cx	Coxville loam	0.67	4.98	0	50	3w
BnB	Blanton sand, 0 to 6 percent slopes	0.27	2.01	0	35	3s
Ra	Rains sandy loam, 0 to 2 percent slopes	0.08	0.59	0	56	4w
TOTALS		161.8 1(*)	100%	-	48.76	1.87

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 1.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
NcA	Noboco loamy sand, 0 to 2 percent slopes	1.32	70.21	0	59	1
NcB2	Noboco sandy loam, 2 to 6 percent slopes, eroded	0.53	28.19	0	58	2e
FaA	Faceville loamy sand, 0 to 2 percent slopes	0.03	1.6	0	71	1
TOTALS		161.8 1(*)	100%	-	58.91	1.28

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| Boundary 8.43 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cx	Coxville loam	4.21	49.94	0	50	3w
NcA	Noboco loamy sand, 0 to 2 percent slopes	2.32	27.52	0	59	1
BoB	Bonneau sand, 0 to 4 percent slopes	1.9	22.54	0	46	2s
TOTALS		161.8 1(*)	100%	-	51.58	2.22

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.