

HOLCOMBE FARM

COLLETON COUNTY, SC
725 +/- ACRES
\$2,500,000

CROSBY
LAND COMPANY



PROPERTY DESCRIPTION

The Holcombe Farm is located in northwestern Colleton County on Lowcountry Highway (US Highway 21) approximately four miles north of the Smoaks Community. The majority of this tract has been in the same family ownership for over 30 years and since their ownership, they have been purposeful in their management to improve wildlife habitat and maximize timber growth.

The 725 +/- acres consist of a mixed forest type and soils with an above-average percentage of uplands for the coastal plain. The property offers nine well-established food plots, an 18-acre dove field, two stocked fish ponds, an excellent road system, two custom built steel sheds, and one open bay shed. The main building contains a 7,000+/- square feet enclosed steel shed on a concrete slab, of which 2,200 square feet is a finished living space complete with 3 bedrooms, 2 baths, and a kitchen. In addition, there are over 2,000 square feet of enclosed shop/storage area with 3 large roll-up bay doors. The second steel building is roughly 2000 square feet, the main section is fully enclosed and on a concrete slab with two attached open bays for equipment storage.

This is a turnkey recreational investment tract offering that has the potential for immediate revenue streams with long-term sustainability thru proper forestry management.

ACREAGE BREAKDOWN:

- 453 acres of mature pine and hardwood
- 126 acres of 7-year-old MCP's loblolly
- 112 acres of 2022 planted loblolly
- 34.5 acres of open land/food plots
- 2 acre fish pond

PROPERTY HIGHLIGHTS:

- Over 10,000 sq. ft. of structural improvements
- Deepwater well, septic and electrical service
- Merchantable timber
- Dove field
- Planted Live Oak entry
- Excellent interior road system for accessibility
- Fish ponds

2021 PROPERTY TAXES:

- 007-00-00-006: \$3,160.48
- 007-00-00-004: \$69.90
- 007-00-00-019: \$33.35
- 012-00-00-034: \$89.87
- 007-00-00-022: \$86.58

DIRECTIONS

From Smoaks travel north on US Highway 21 for 4 miles and the property will be located on the right.

**CONTACT**

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