



**POND BRANCH**  
**LEXINGTON COUNTY, SC**  
**29.67 +/- ACRES**  
**\$290,535**



### **PROPERTY DESCRIPTION**

Located in a desirable and growing area of Lexington County, this property offers a combination of accessibility, usability, and location.

With approximately 700 feet of paved road frontage along Pond Branch Road, the tract provides excellent visibility and easy access. The land features great topography with virtually no wetlands, making it highly functional and easy to navigate. An established internal road system is already in place, adding immediate usability whether for recreation, residential use, or future plans. Positioned directly across from Praise Church and adjacent to Banks Park, the property benefits from a clean, well-kept surrounding area that offers a balance of privacy and convenience that's becoming harder to find. Situated just 2 miles from downtown Batesburg-Leesville and only 7 miles from I-20, giving you quick access to shopping, dining, and travel corridors.

The property is fully wooded with a mix of mature pine and hardwood. With public utilities available nearby and a layout that supports multiple possibilities, this tract is well-suited for residential, recreational, or long-term investment.

*Some scattered debris is located in the center of the property. Buyer to conduct all due diligence and verify condition to their satisfaction.*

### **PROPERTY FEATURES:**

- Suited For Multiple Uses
- Strong Internal Road System
- Ideal Topography & Virtually No Wetlands
- Located 2 Miles From Batesburg-Leesville
- 700 Feet of Frontage on Pond Branch Road

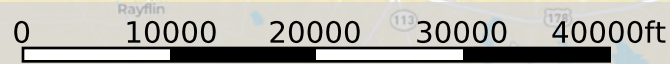
### **DIRECTIONS:**

From I-20 take exit 44 toward Batesburg-Leesville and continue 7.3 miles down Pond Branch Road. The property is directly on the left once you pass Banks Park.

**CONTACT**  
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# Pond Branch

Lexington County, South Carolina, 29.67 AC +/-

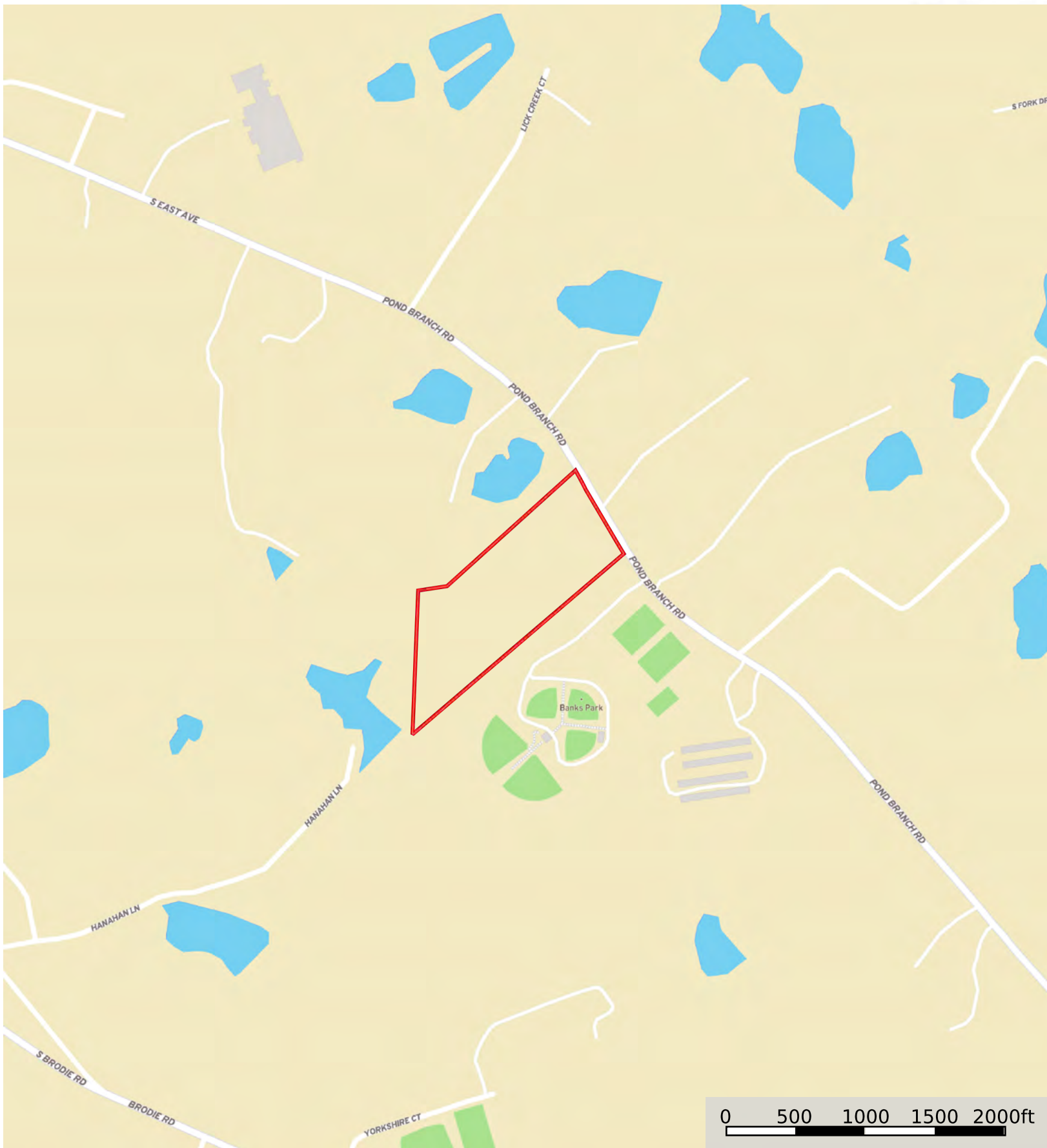



Boundary

**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.

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