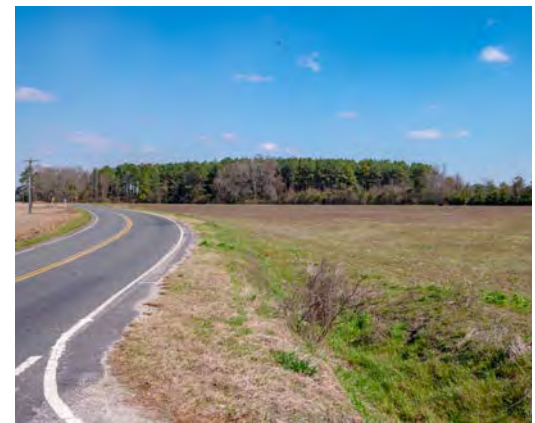
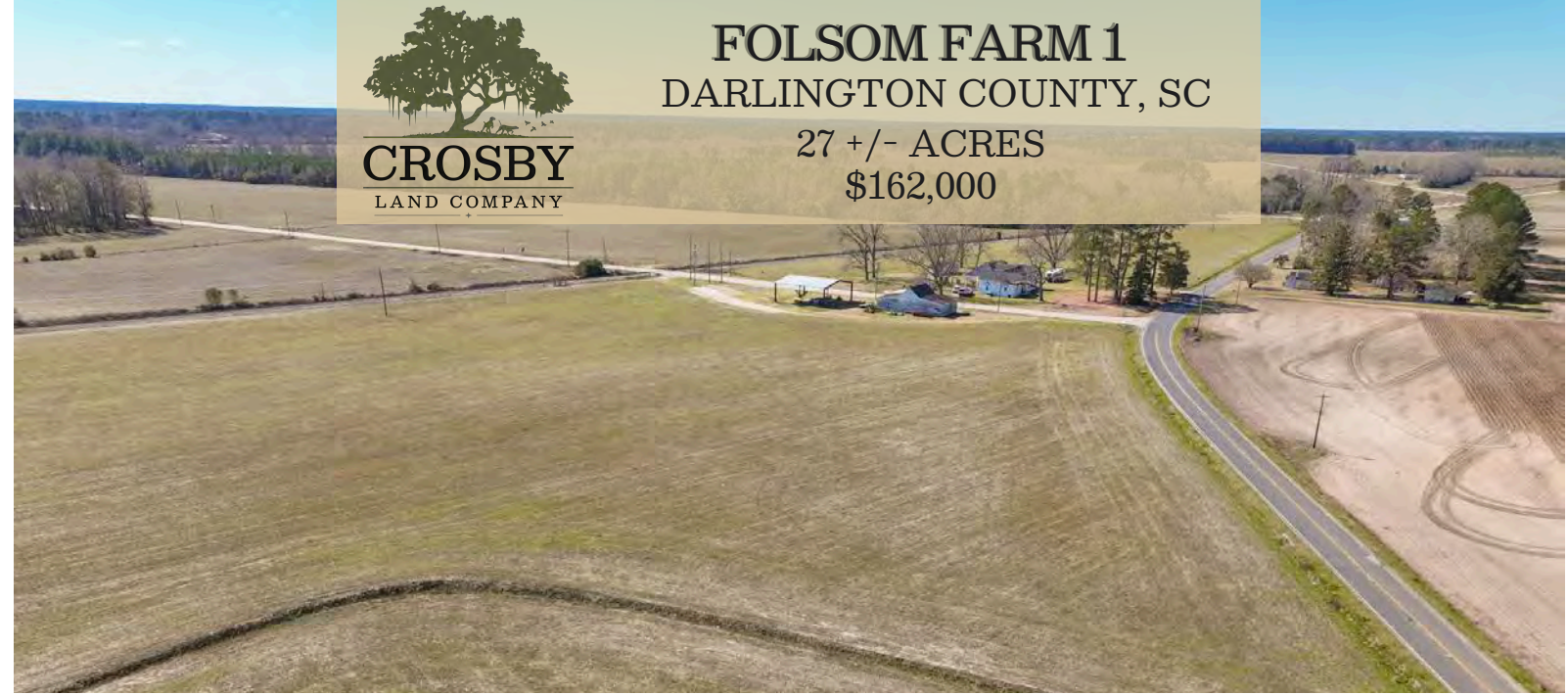




FOLSOM FARM 1

DARLINGTON COUNTY, SC

27 +/- ACRES
\$162,000



PROPERTY DESCRIPTION

Folsom Farm #1 is conveniently located only 5 miles east of Hartsville, and 8 miles northwest of Darlington, South Carolina. The property is approximately 50% wooded and 50% cleared open land. Currently the open land is being utilized for row crop production but is suitable for a variety of uses. The property is easily accessible with over 1,160 feet of highway frontage along Floyds Road and 193 feet along Auburn School Road. The soils consist of Noboco and Goldsboro that are highly productive soil types and are typically well drained and suitable for pasture, farming operations, residential sites or mini-farms.

The property offering is part of a larger 184 acre offering. This property may be sold subdivided as advertised or combined as one tract. Price may be subject to change depending on configuration.

PROPERTY FEATURES:

- Quiet Rural Community
- High Well-Drained Soils
- Excellent Accessibility from Two Paved Roads

DIRECTIONS:

From Darlington head NW on Pearl St for 1 mile then turn right to merge onto US-401N. In 1.1 mile turn left onto E Billy Farrow Hwy. In 3.2 miles turn right onto Auburn School Rd. Continue for 4 miles. Once you cross the rail road tracks the property will be on the right.

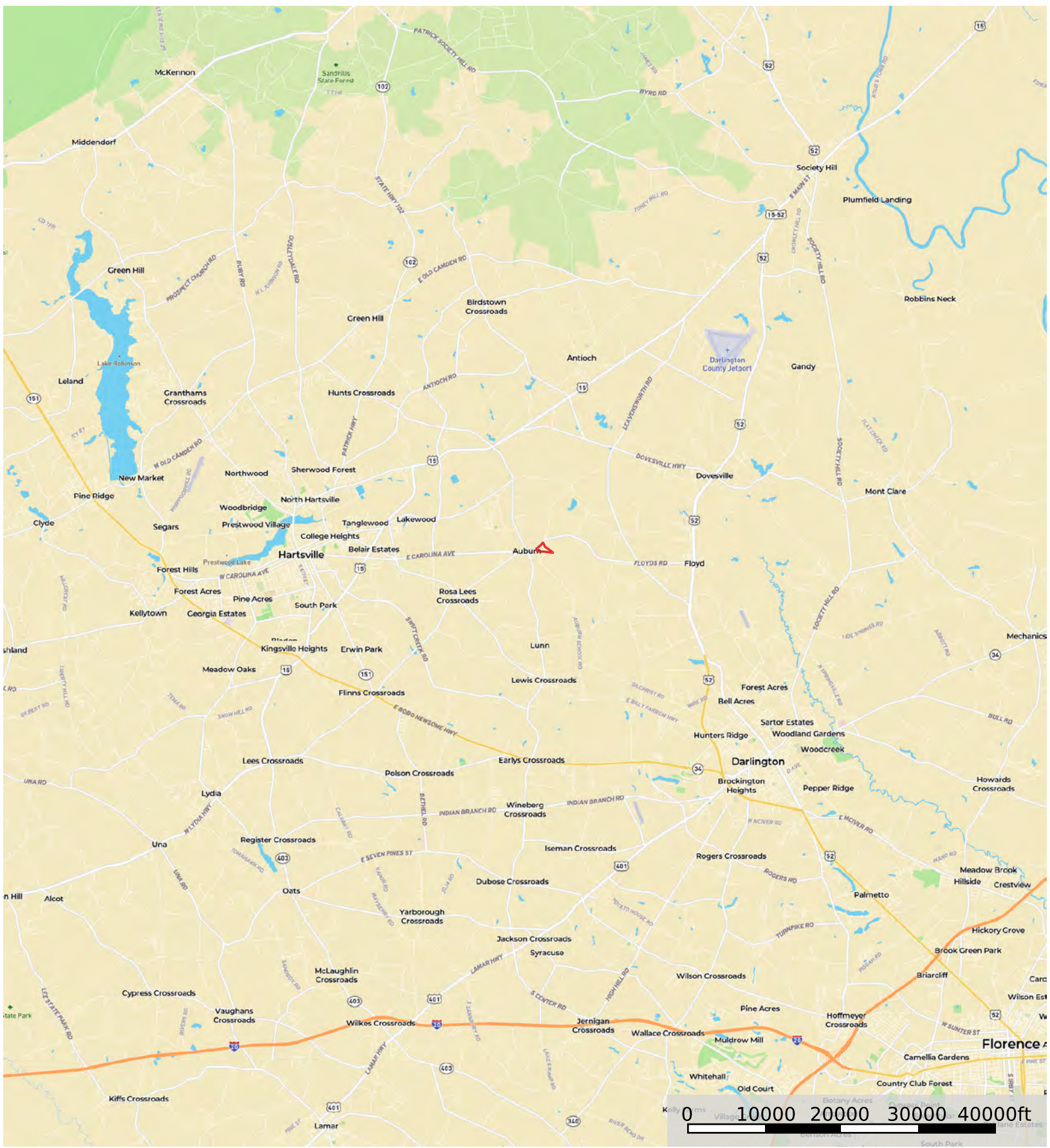
CONTACT


Todd Crosby, BIC, ALC
O: 843-782-5700

Email: toddcrosby@crosbylandco.com
www.CrosbyLandCo.com

Folsom Farm 1

Darlington County, South Carolina, 27 AC +/-

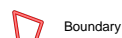


 Boundary

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.

Folsom Farm 1

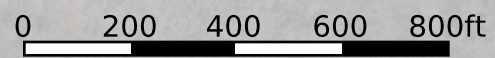
Darlington County, South Carolina, 27 AC +/-




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