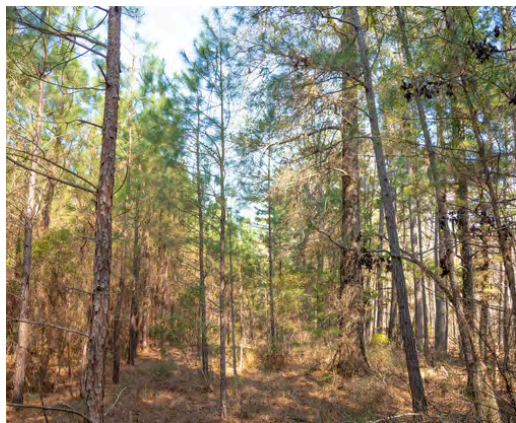
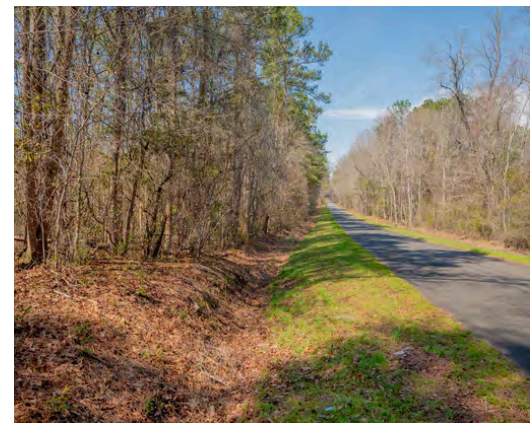
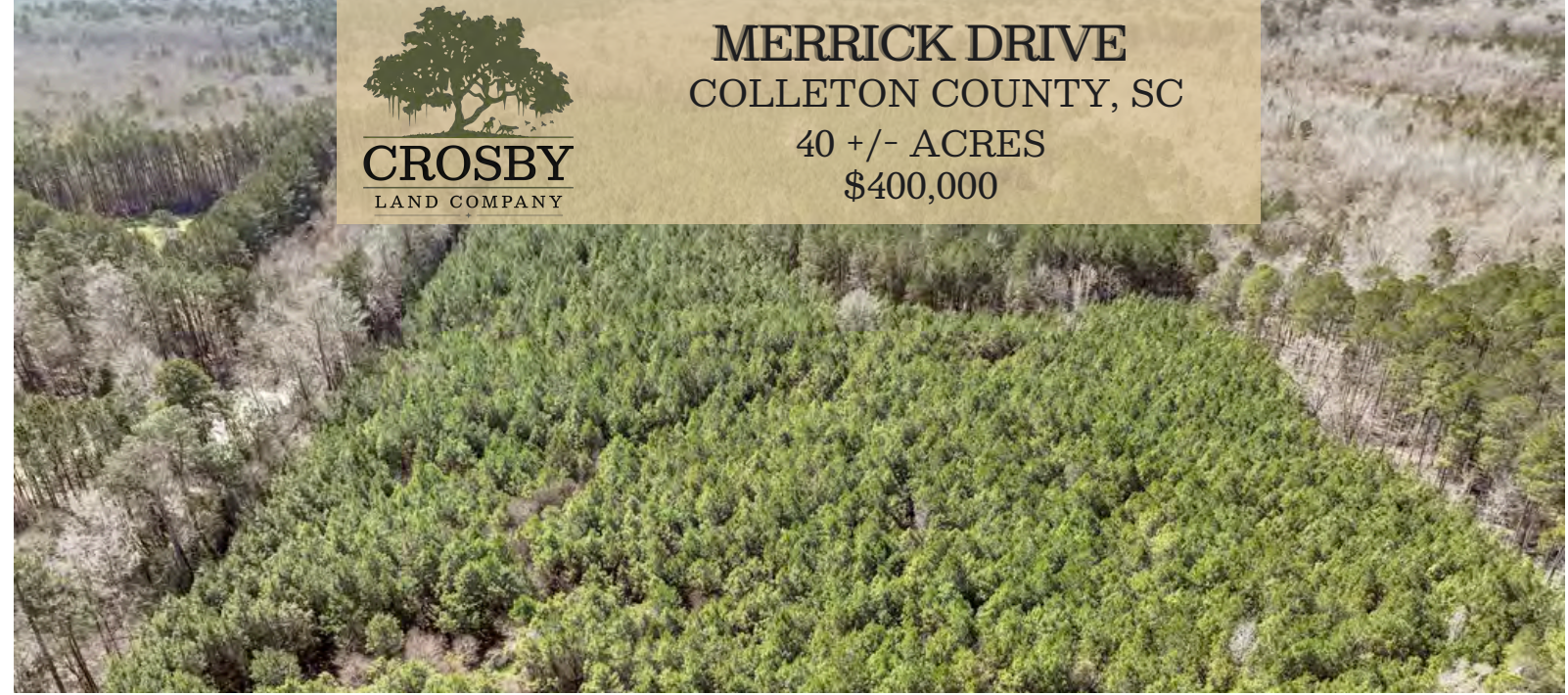




# MERRICK DRIVE COLLETON COUNTY, SC

40 +/- ACRES  
\$400,000



## PROPERTY DESCRIPTION

Discover the perfect blend of Lowcountry charm and future-use possibilities with this 40-acre property in Round O, SC. Located just off Highway 17A between Walterboro and Cottageville and within 45 minutes of Charleston, this property provides convenient access to surrounding towns and cities while maintaining its rural charm.

The property features 34 acres of 9-year-old planted loblolly pine and 10 mature live oaks that were thoughtfully left standing when the surrounding pines were initially replanted. The front of the property features 810 feet of paved road frontage on Merrick Drive, with opportunities for multiple future access points.

Whether you are looking to build your dream home underneath the live oaks, enjoy a quiet hunting or recreational getaway, or secure an investment in the South Carolina Lowcountry, this property offers a wide variety of opportunities.

## PROPERTY FEATURES:

- Live Oak Trees
- 34 Acres of Planted 9-Year-Old Loblolly Pine
- 810 Feet of Paved Road Frontage on Merrick Drive

## DIRECTIONS:

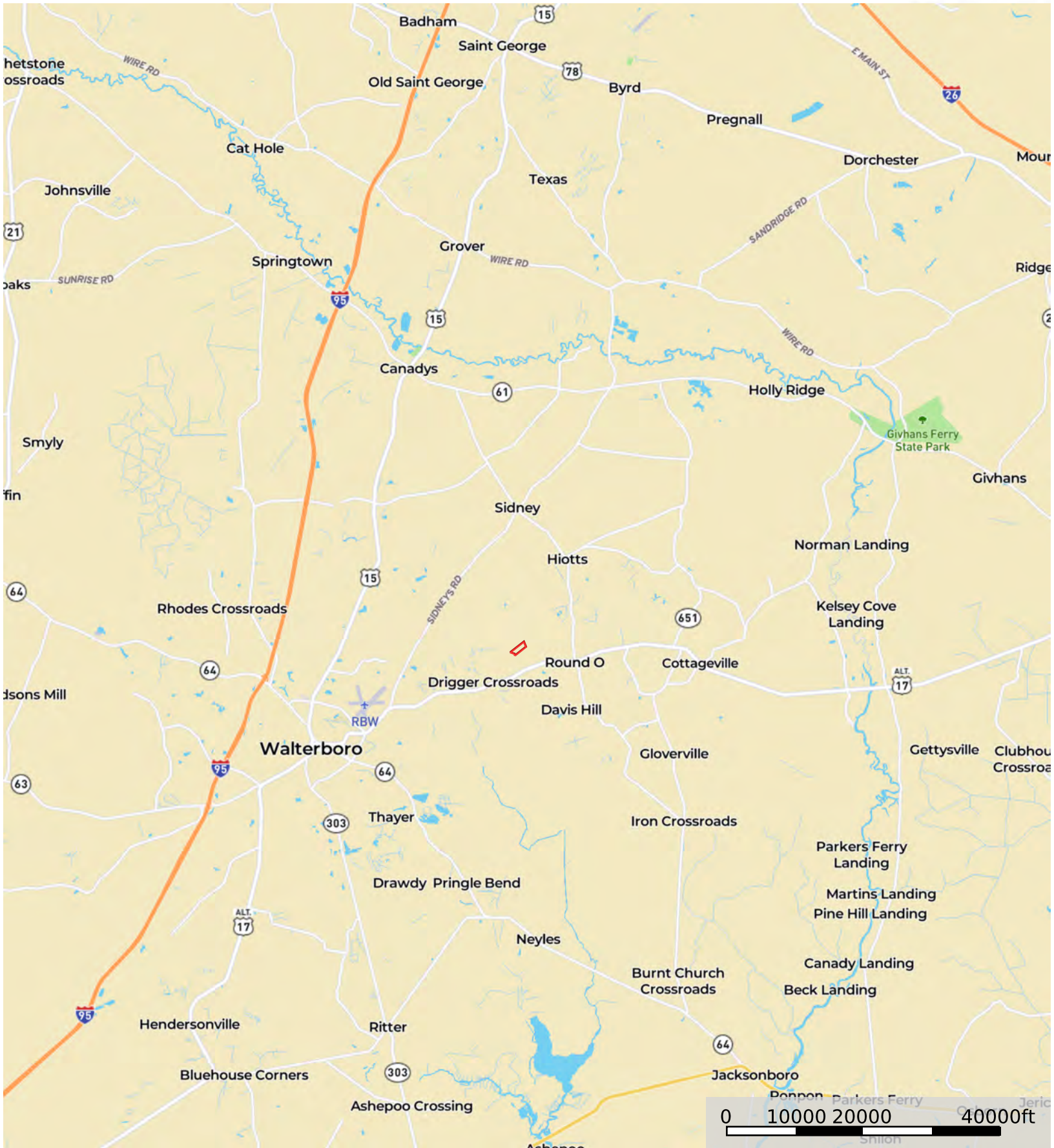
From Walterboro, take 17A for 5.3 miles, turn left on Merrick Drive and travel for .6 miles. The property will be on the left.


From Charleston, take Highway 61 to 17A and turn left. Travel for 18 miles and turn right on Merrick Drive. The property will be on the left.

**CONTACT**  
Cale Lewis  
O: 843-478-4254  
Email: calelewis@crosbylandco.com  
www.CrosbyLandCo.com

# Merrick Drive


Colleton County, South Carolina, 40 AC +/-



 Boundary

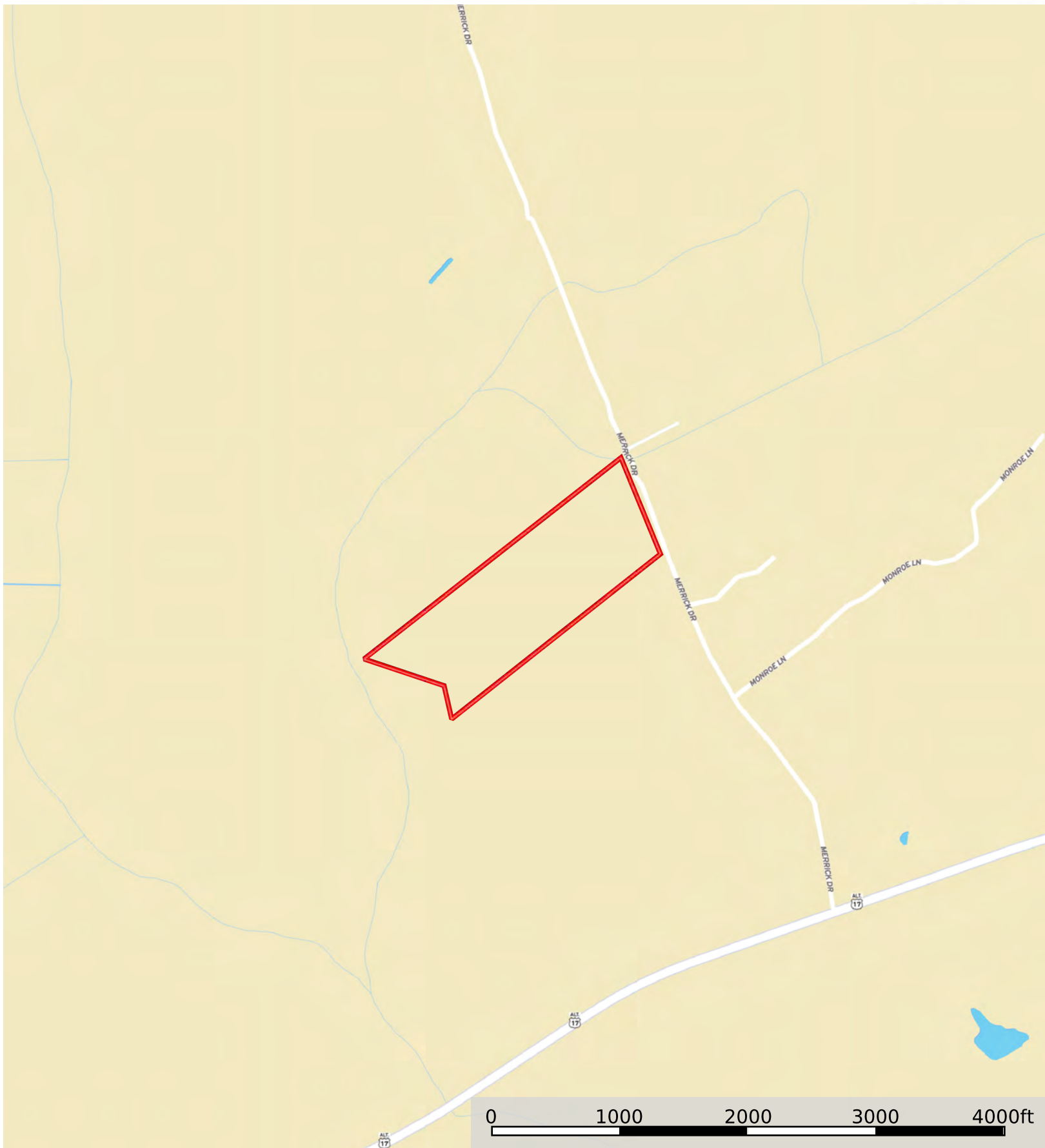
**Disclaimer:** All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, 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.

Todd Crosby  
P: 8437825700  
Crosbylandco.com

 The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

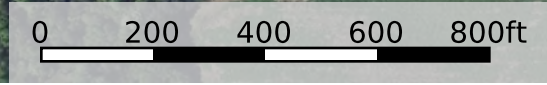
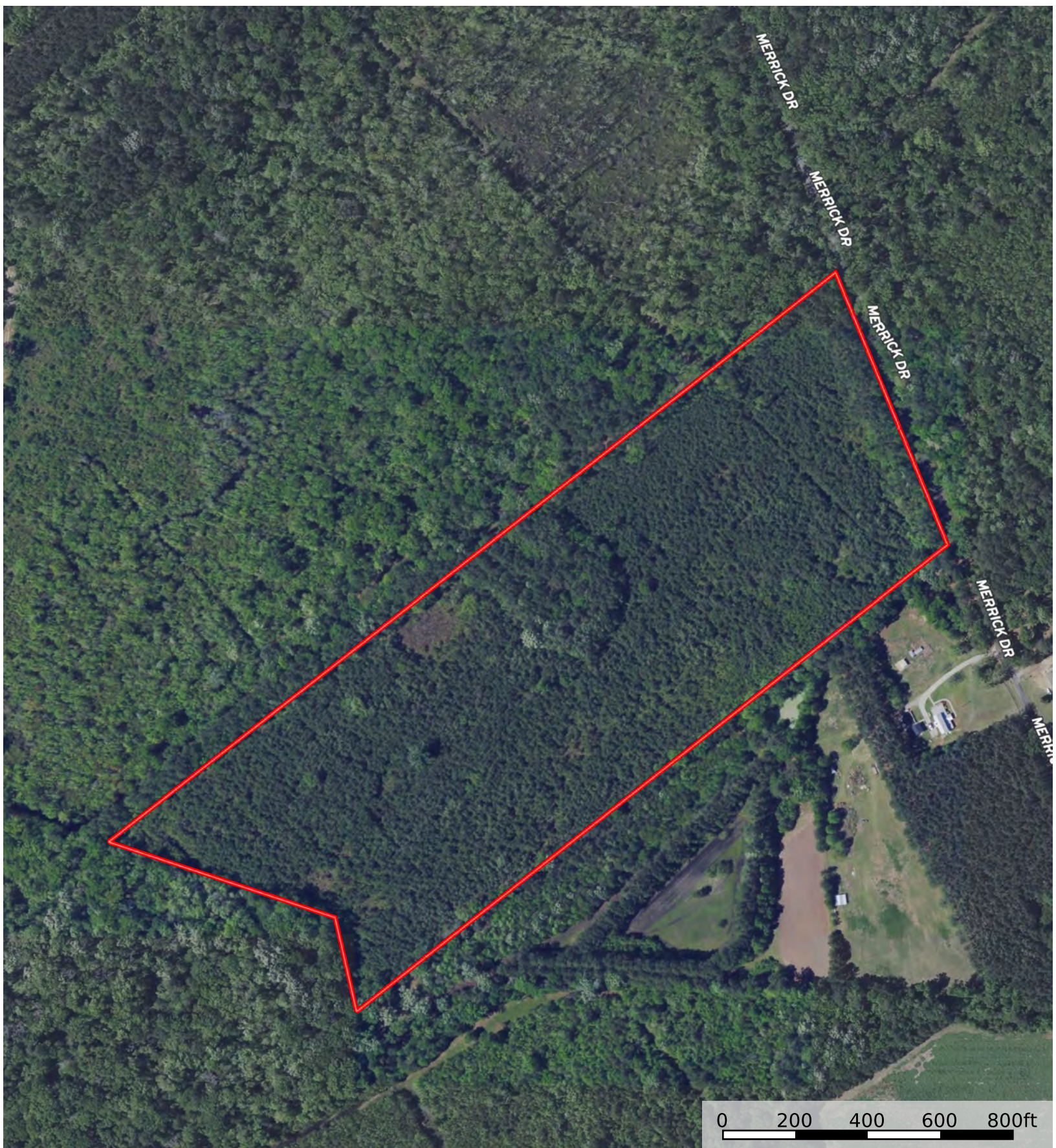
# Merrick Drive

Colleton County, South Carolina, 40 AC +/-



Boundary

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