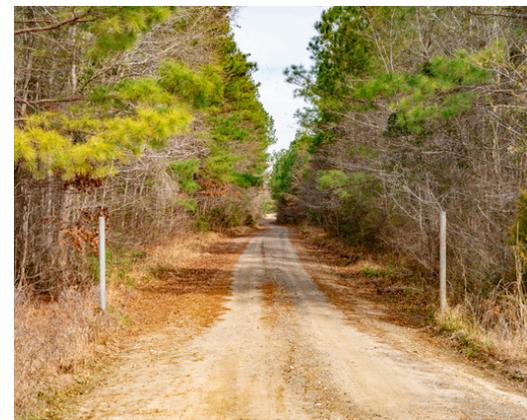
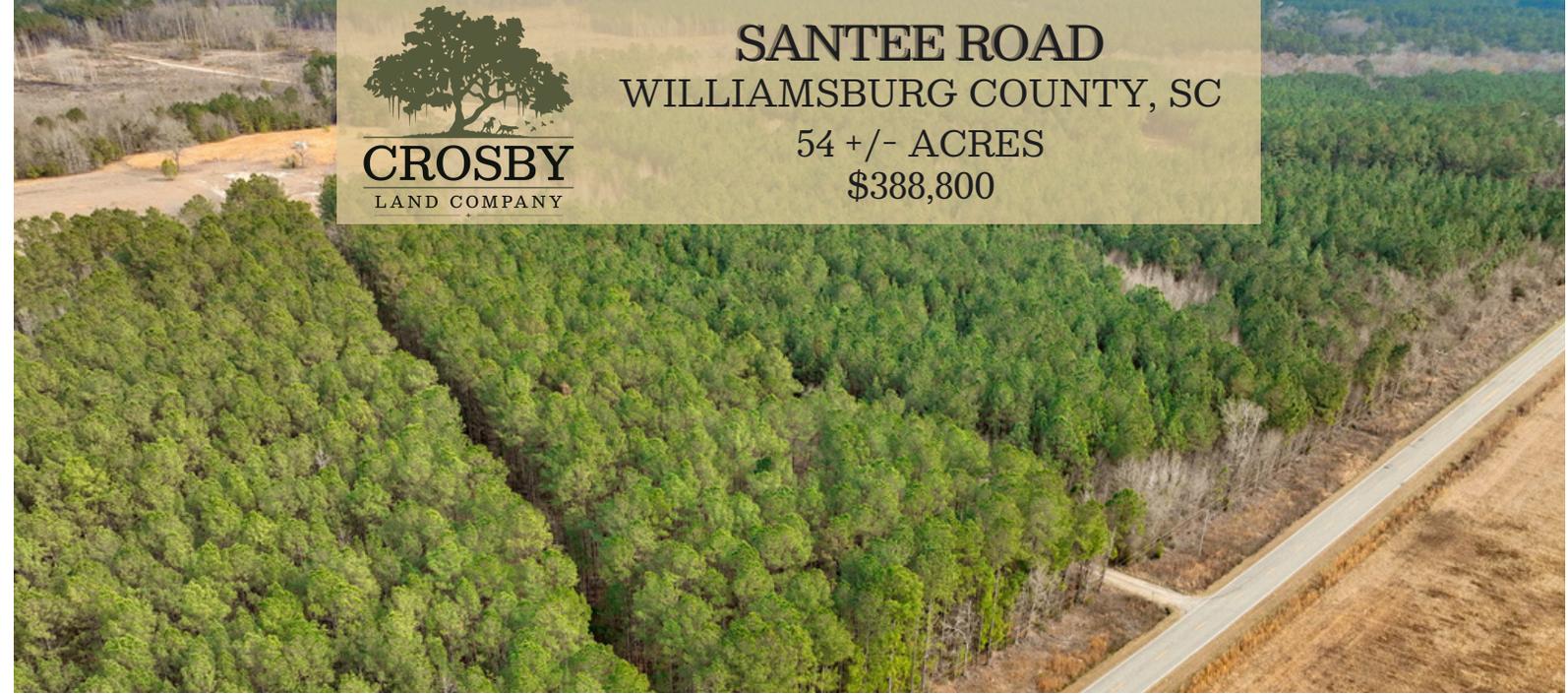


SANTEE ROAD WILLIAMSBURG COUNTY, SC

54 +/- ACRES
\$388,800



PROPERTY DESCRIPTION

This exceptional 54 +/- acre tract in Williamsburg County, South Carolina, offers a rare combination of timber income, accessibility, and homesite potential. The property features extensive road frontage (1/2 mile) along Santee Road, a paved county road, as well as additional frontage on Myers Circle and Hinnant Road, both well-maintained dirt roads, providing multiple access points and flexibility for future use.

The land is predominantly planted with pine in two age classes, both ready for thinning, enabling an immediate return on investment while enhancing long-term timber value and stand health. The tract's size, layout, and road frontage make it well-suited for timber investment, recreational use, or the development of a private residential homesite.

Adding to its appeal, the property is located just one mile from Wee Tee State Forest, a nearly 20,000-acre public land state forest offering abundant hunting and outdoor recreation opportunities. This proximity provides access to extensive wildlife habitat without the responsibility of maintaining additional acreage. With strong access, income-producing timber, and close proximity to premier recreational land, this versatile property represents an excellent opportunity for investors, sportsmen, or those seeking a private rural retreat in Williamsburg County.

PROPERTY FEATURES:

- Merchantable Timber
- Close Proximity to Wee Tee State Forest
- ½ Mile of Paved Road Frontage Along Santee Road
- Additional Points of Access & Frontage Along Myers Circle and Hinnant Road

DIRECTIONS:

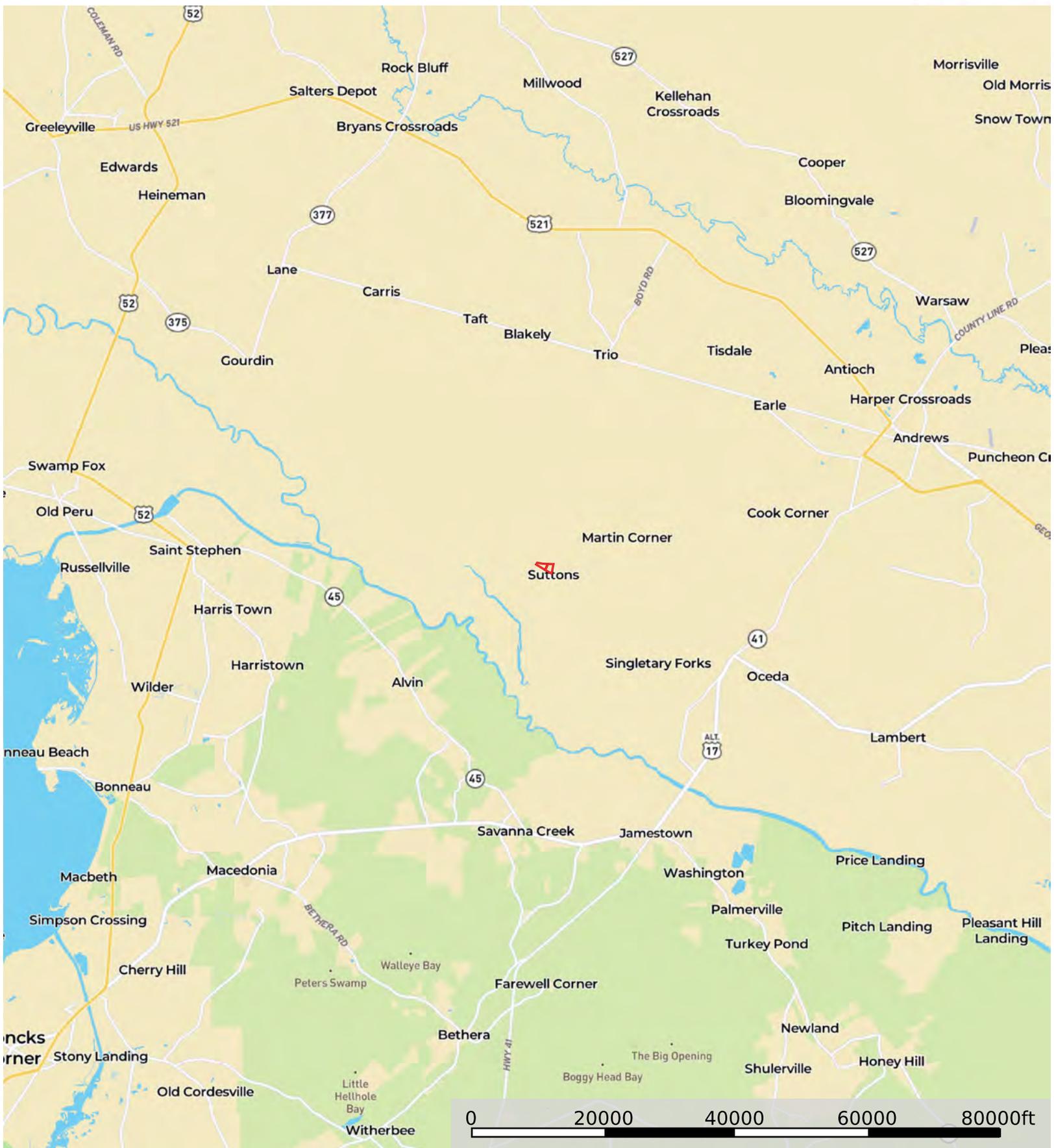
From Andrews head south onto Morgan Ave for 3.1 miles. Continue onto Hwy 41 S for 5.7 miles then turn right onto Santee Rd in 6.4 miles the property will be on the right.

CONTACT

Jared Griffith
864-314-1801
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www.CrosbyLandCo.com

Santee Road

Williamsburg County, South Carolina, 54 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

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Santee Road

Williamsburg County, South Carolina, 54 AC +/-



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