

RHOAD FARM
BAMBERG COUNTY, SC
31.1 +/- ACRES
\$140,000



PROPERTY DESCRIPTION

The Rhoad Farm is a 31.1± acre tract that offers a rare combination of agricultural utility and natural beauty, conveniently located along Hwy 61 boasting over 1,500 feet of paved road frontage.

The property features a productive 4.6± acre field currently utilized in row crop operations, providing income potential or a turnkey setup for your farming needs. The remaining acreage is comprised of natural pine and hardwood timberland, offering excellent recreational opportunities, habitat for wildlife, or future timber harvest potential.

Whether you are looking for a private homestead site, an income-producing investment, or a recreational retreat, this property delivers with its accessible location and diverse land use.

DIRECTIONS:

From Exit 68 on I-95: head NW on Hwy 61. In 14.8 miles the property is on the left.

From Whetstone Crossroads: head SW on Hwy 61. In 4 miles the property is on the left.

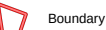
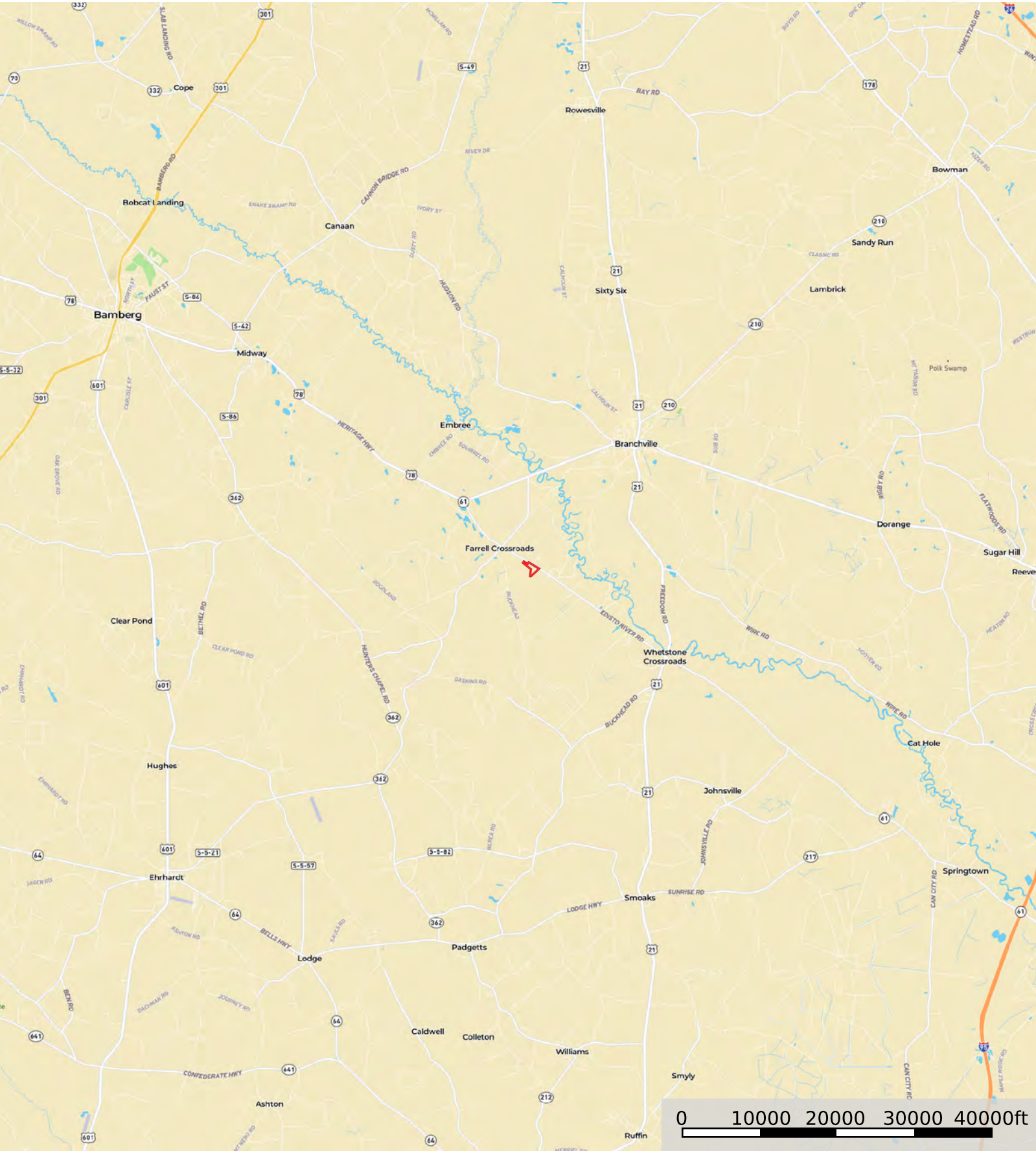
From Branchville: continue onto Hwy 78 for 2.8 miles then turn left onto Farrells Rd. In 1.9 miles turn left onto Hwy 61. In .8 mile the property will be on the left.

CONTACT

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www.CrosbyLandCo.com

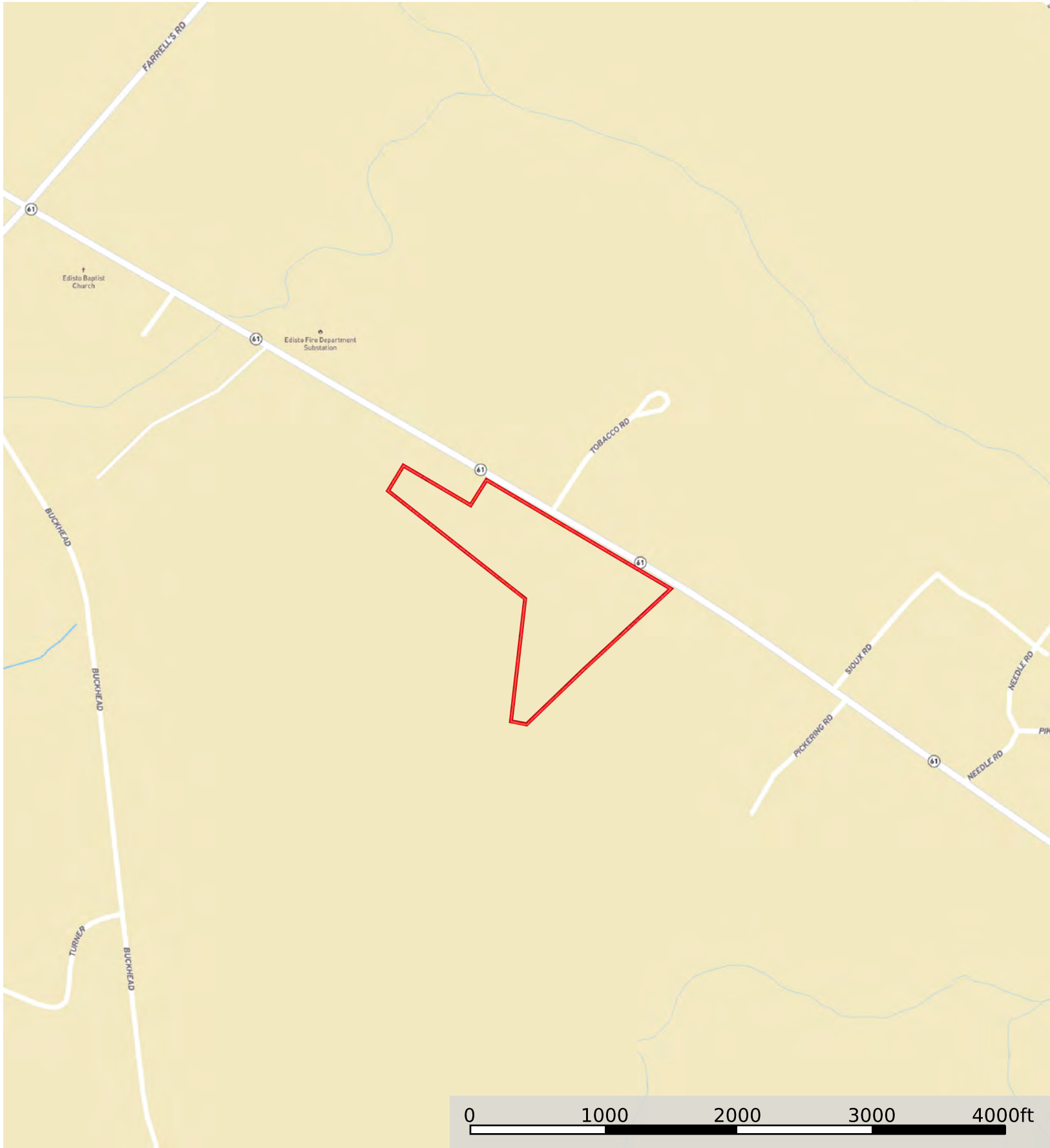
Rhoad Farm
Bamberg County, South Carolina, 31.1 AC +/-



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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Bamberg County, South Carolina, 31.1 AC +/-



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