



RED OAK ROAD BARNWELL COUNTY, SC

52.50 +/- ACRES
\$215,000



PROPERTY DESCRIPTION

Discover 52 acres of privacy and recreational opportunity just outside Barnwell, SC. The property features approximately 40 acres of naturally regenerated pine timber, estimated to be 8-9 years old, along with pockets of mature hardwoods and pines throughout.

Approximately 12 acres of open land beneath a powerline right-of-way provide excellent hunting opportunities, with established food plots and hunting stands already in place. Whether you're looking for a hunting retreat, recreational property, future homesite, or timber investment, this versatile tract offers plenty of potential in a quiet rural setting.

PROPERTY FEATURES:

- Private
- Homesite Potential
- Established Food Plots
- Excellent Hunting Property
- Timber Investment Opportunity

DIRECTIONS:

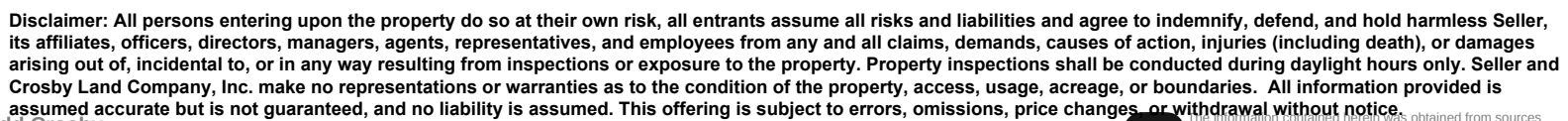
Turn off of Dunbarton Boulevard onto Patterson Mill Road. In aproximately 1/2 mile on Patterson Mill, turn left onto Red Oak Road. In 1.25 miles the tract will be on your right. It has a transmission line running through the property and across the road.

CONTACT

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A map of the Barnwell, South Carolina area. The map shows a network of roads, including major highways like US-278 and US-78, and local roads like S-21, S-6-41, S-6-69, S-6-80, S-6-14, S-36, S-3-65, S-3-39, S-3-345, S-3-346, S-3-347, S-3-348, S-3-349, S-3-350, S-3-351, S-3-352, S-3-353, S-3-354, S-3-355, S-3-356, S-3-357, S-3-358, S-3-359, S-3-360, S-3-361, S-3-362, S-3-363, S-3-364, S-3-365, S-3-366, S-3-367, S-3-368, S-3-369, S-3-370, S-3-371, S-3-372, S-3-373, S-3-374, S-3-375, S-3-376, S-3-377, S-3-378, S-3-379, S-3-380, S-3-381, S-3-382, S-3-383, S-3-384, S-3-385, S-3-386, S-3-387, S-3-388, S-3-389, S-3-390, S-3-391, S-3-392, S-3-393, S-3-394, S-3-395, S-3-396, S-3-397, S-3-398, S-3-399, S-3-400. Water bodies include Par Pond, Little Pond, and several smaller ponds. The map also shows the Barnwell Regional Airport. A red-outlined polygon highlights a specific area near Patterson Mill Rd and S-6-69. The map includes a scale bar at the bottom right, ranging from 0 to 40,000 feet.

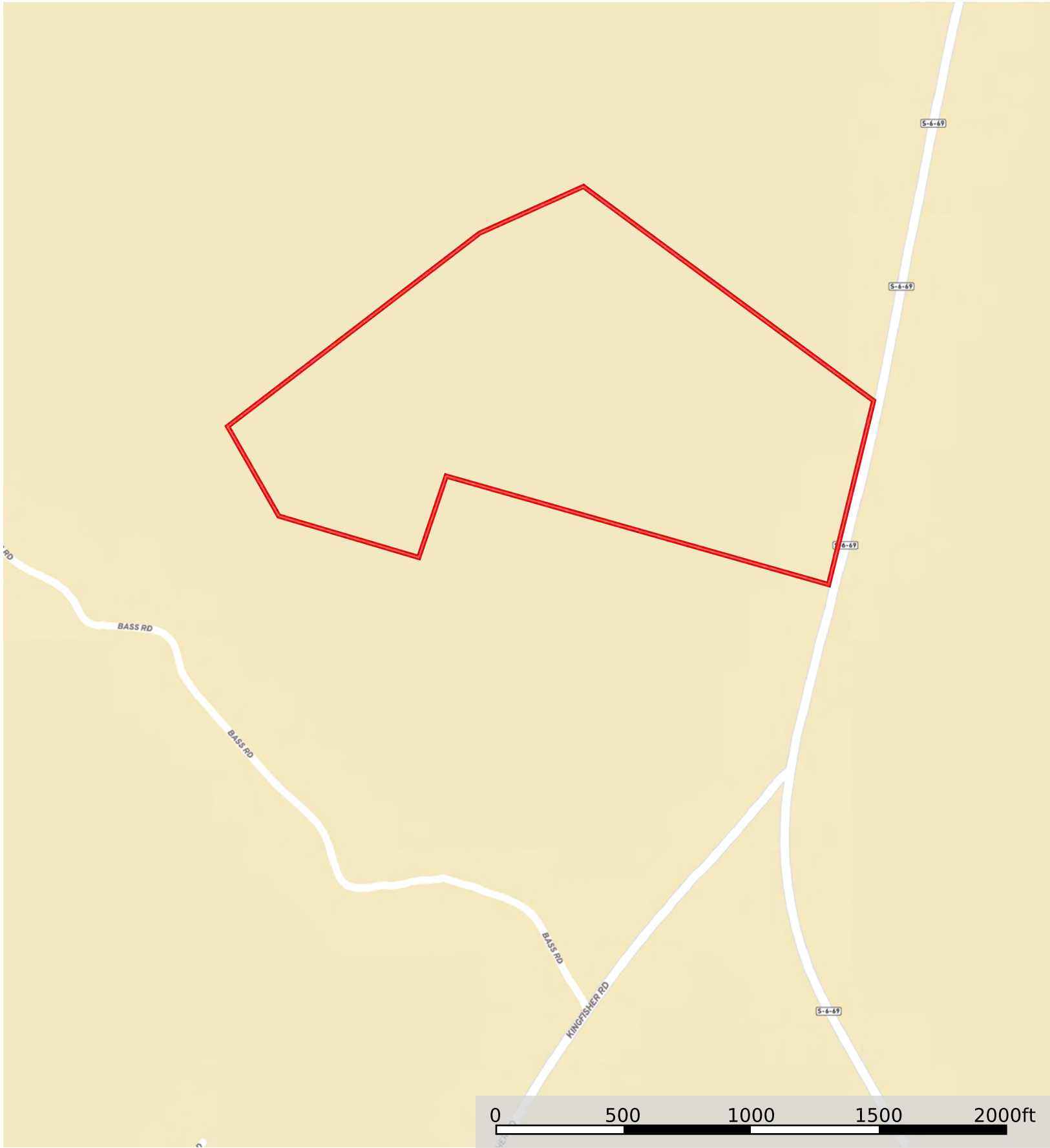


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Red Oak Road
Barnwell County, South Carolina, 52.5 AC +/-



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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