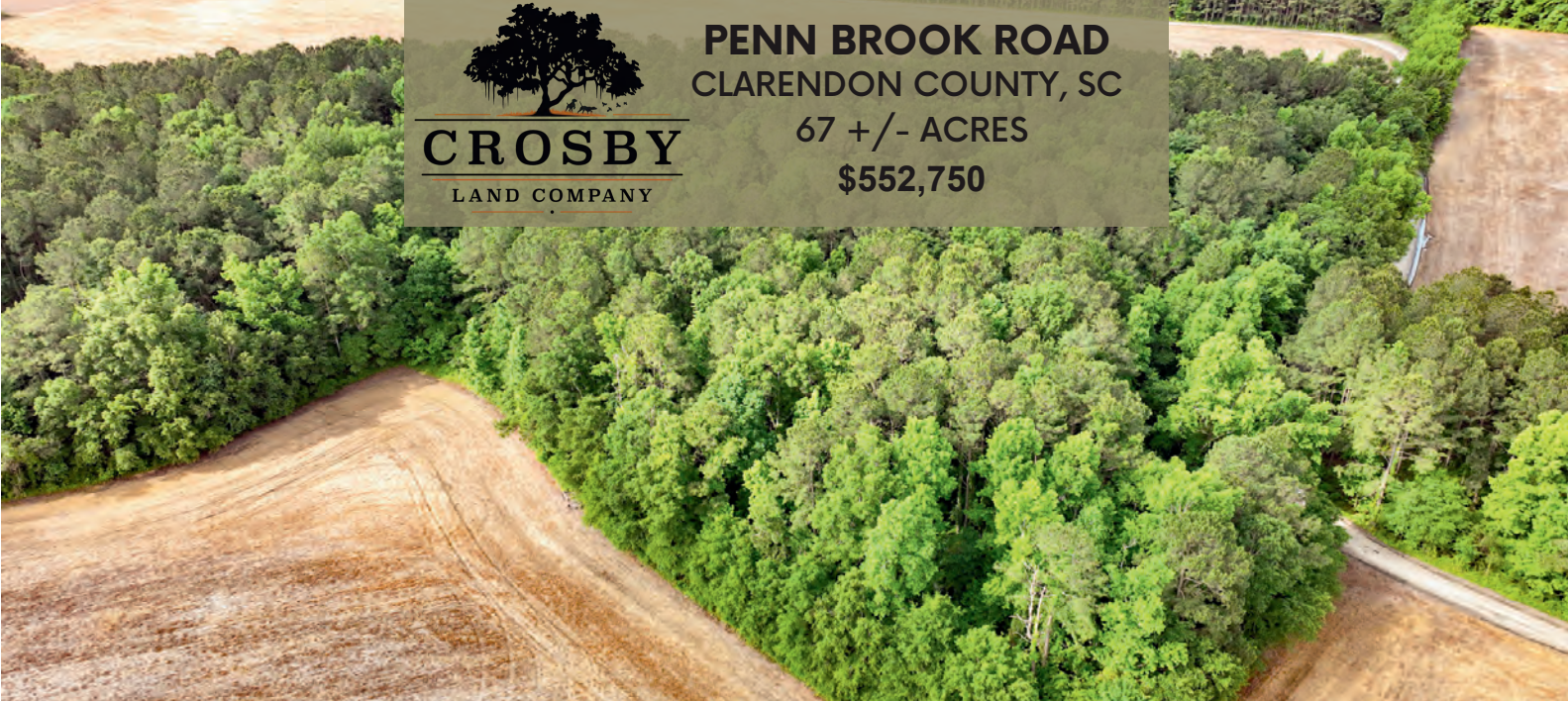




PENN BROOK ROAD
CLARENDON COUNTY, SC

67 +/- ACRES

\$552,750



PROPERTY DESCRIPTION

This conveniently located 67-acre property is just four miles southeast of Summerton, SC, three miles from I-95, and less than a mile from Lake Marion.

This offering has a well-maintained dirt road, splitting the property into two pieces. Roughly forty acres are separated into fields of twenty-two, twelve, and six acres suitable for row crop production. The remaining land consists of mixed mature timber suitable for harvest. A small drainage containing large pines and hardwoods winds through the middle of the property, creating a diverse wildlife sector that is currently contributing to a healthy turkey population in the immediate area. Penn Brook Road runs through the property, making for trouble-free movement of equipment and vehicles to either side of the property.

The surrounding area is known for some of the best recreational opportunities in the state, such as camping, boating, and hunting. John C. Land Boat Landing is just over two miles from the property, allowing easy access to Santee Cooper's Lake Marion. With turkey, deer, and the potential for ducks utilizing the property, the opportunity for weekend recreational activities or a family homesite awaits. Row crop rent and timber harvest allow for immediate investment opportunities in a quickly appreciating area of the state. Whether you want to own recreational income-producing land near Lake Marion and I-95 or a weekend retreat, the Penn Brook Road offering presents various future opportunities.

PROPERTY FEATURES:

- Power onsite
- Tillable acreage
- Underground well
- 60x40 concrete pad
- Close proximity to Lake Marion & I-95

DIRECTIONS:

Take the I-95 exit onto M G Hemingway Road. Turn left onto Bill Davis Road. Travel two miles, then turn right onto William Brunson Road. After one mile on William Brunson, Penn Brook Road will be on your right

CONTACT

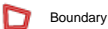
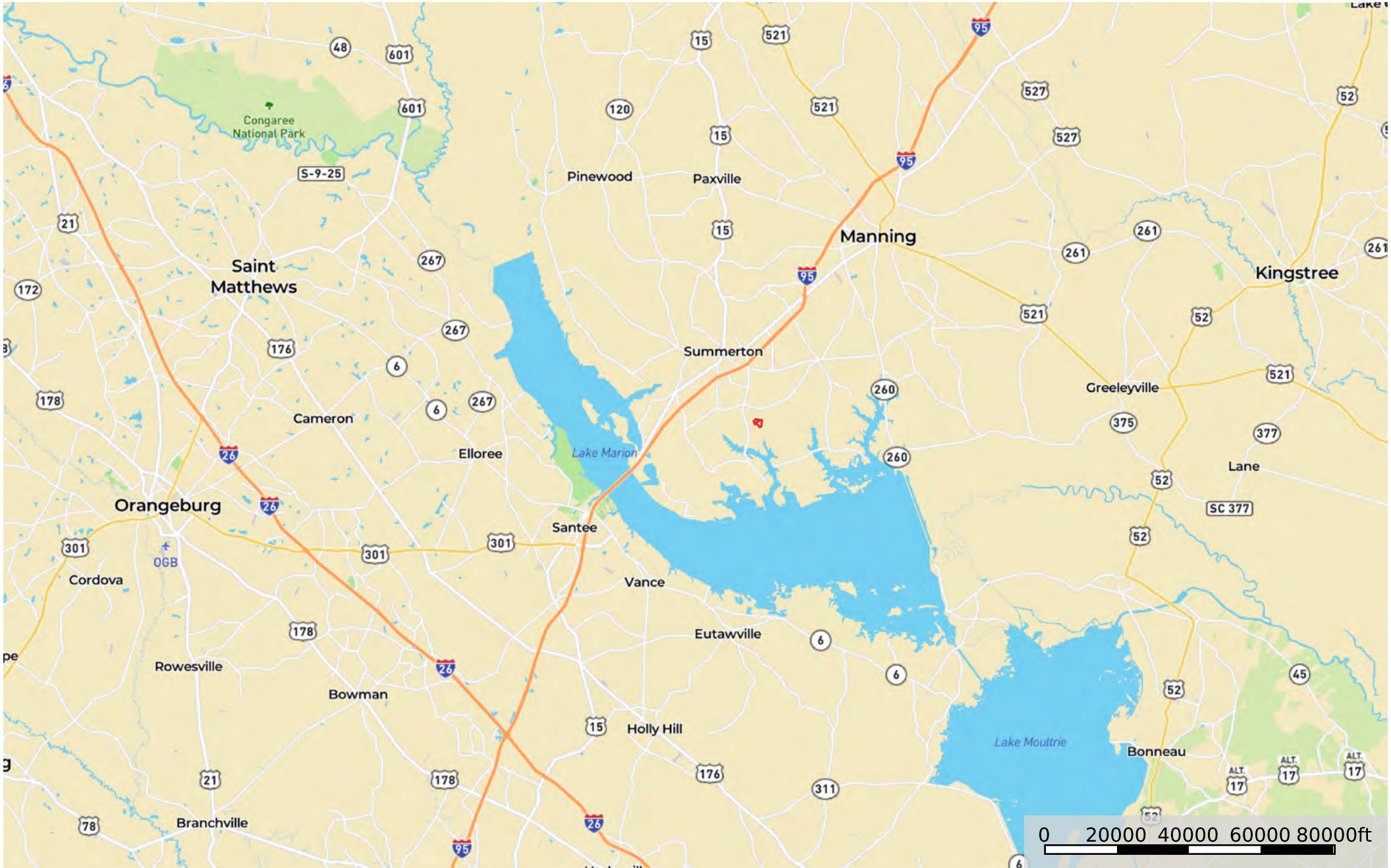
Cale Lewis

M: 843-478-4254

Email: calelewis@crosbylandco.com


www.CrosbyLandCo.com

Penn Brook Road
Clarendon County, South Carolina, 67 AC +/-

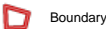


Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.



 Boundary

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.



Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.

