



6TH STREET FARM

BAMBERG COUNTY, SC

81 +/- ACRES

\$259,200



PROPERTY DESCRIPTION

The 6th Street offering is located on the edge of Olar, SC, town limits. The property is being sold as a single parcel with a combined acreage of 82 +/- acres. Frontage includes over 1300 feet on 6th Street on two sides of the road, along with over 995 feet along State Highway 64 (Lowcountry Highway). The vast majority of the acreage consists of high-loamy soils, which were old fields planted in CRP and recently harvested. These upland soils are suitable for most applications, including residential sites, pasture, or fields. The majority of merchantable pine plantations were harvested 6 months ago; this is a blank canvas ready for the next owner to implement their vision.

Improvements include a small, wood-framed barn situated in a 1.5-acre pecan grove, as well as an excellent road system that provides access to all portions of the property. Some of the acreage has access to city water. The current layout of this property would allow for easy subdivision, making it an excellent investment opportunity.

****This property is available for subdivision at the seller's discretion. Price is subject to change.****

PROPERTY FEATURES:

- City Water
- High Useable Soils
- Subdivision Opportunity
- Excellent Internal Road System

DIRECTIONS:

From Bamberg head south on Main Highway (US-301) for 12.7 miles. Take a sharp right onto Lowcountry Highway and continue for 1.5 miles. The property will start on the left.

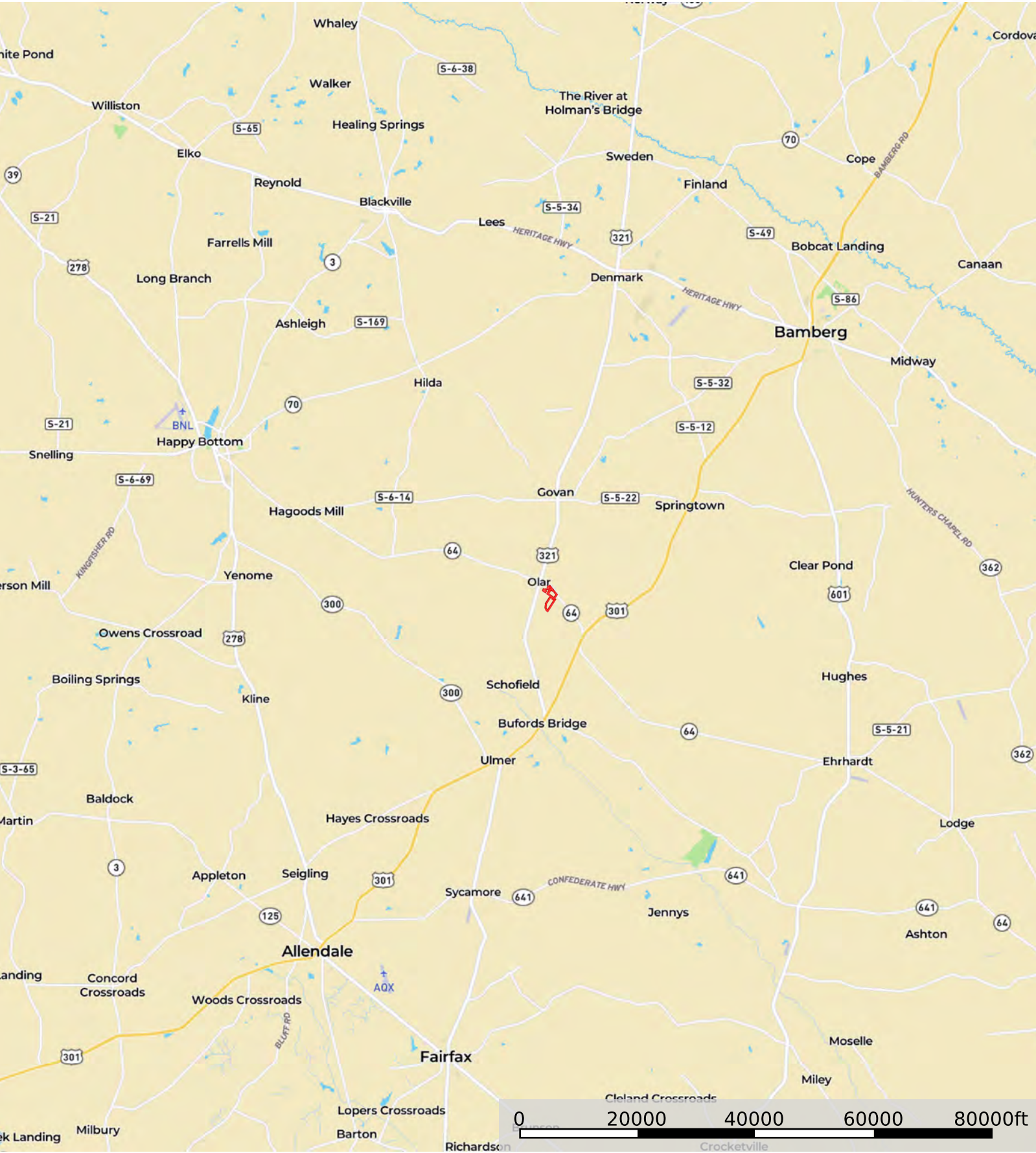
CONTACT

Todd Crosby, BIC, ALC

O: 843-782-5700

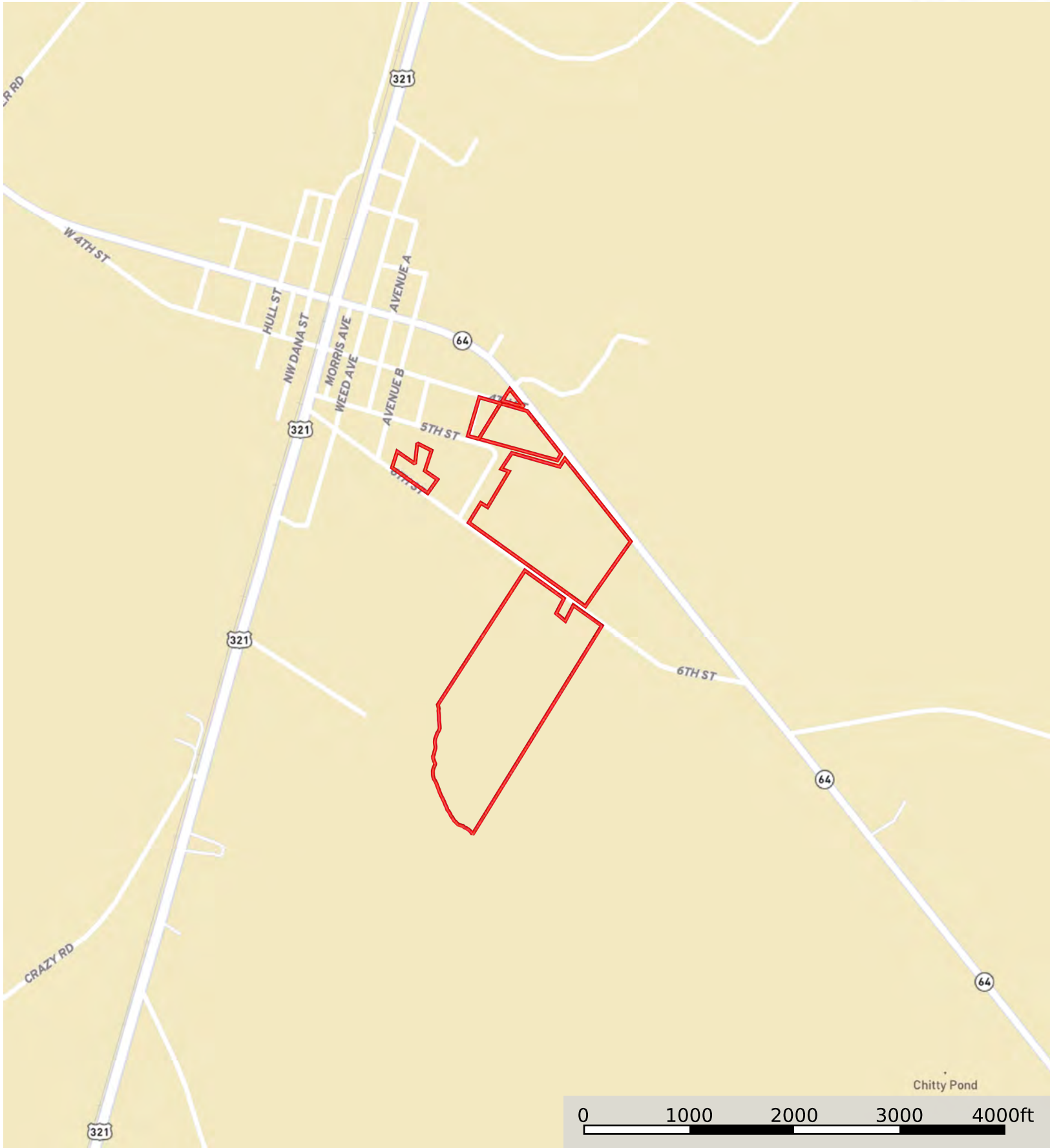
Email: toddrosby@crobylandco.com

www.CrosbyLandCo.com



 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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