



# LAKE SECESSION LANDING

ABBEVILLE COUNTY, SC  
20.12 +/- ACRES  
\$301,800



## PROPERTY DESCRIPTION

Offering the rare opportunity to own 20.12± acres on Lake Secession, a 1,450-acre man-made reservoir known for its exceptional black crappie and bass fishing. Lake Secession provides an abundance of outdoor recreation without the congestion and traffic often associated with larger lakes. Located just outside of Iva, the property boasts over 2,400 feet of paved road frontage on Lake Secession Road. It is also bordered by Lakeside Drive and Ashwood Lane, providing multiple access points. The land includes over 150 feet of lake frontage between two separate coves, with a dock approval confirmed by lake management.

The property's rolling topography is blanketed with a mature mix of pine and hardwood timber, including red and white oak, beech, and cedar. The heavy oak presence produces a strong crop of acorns each year, drawing an impressive number of deer. Numerous scrapes and rubs are scattered throughout, and the layout sets up naturally as an excellent small-sized hunting tract.

Whether you envision a private lakefront getaway, a small retreat, or a long-term investment with recreational potential, this property offers a versatile blend of natural beauty, access, and opportunity.

## PROPERTY FEATURES:

- Mature Pine & Hardwoods
- Excellent Outdoor Recreation Opportunities
- Frontage on Lakeside Drive and Ashwood Lane
- 150 Feet of Lake Frontage Between Two Separate Coves

## DIRECTIONS:

From Abbeville, take SC-71 and travel approximately 7.4 miles. Turn right onto Rogers Road and continue for 2.2 miles. Then turn left onto Flat Rock Road and proceed for 6.5 miles. Turn right onto Lakeside Drive – the property will be located on both the left and right sides of the road. Continue down Ashwood Lane, where the property also extends along both sides of the road.

## CONTACT

JOE BENTON

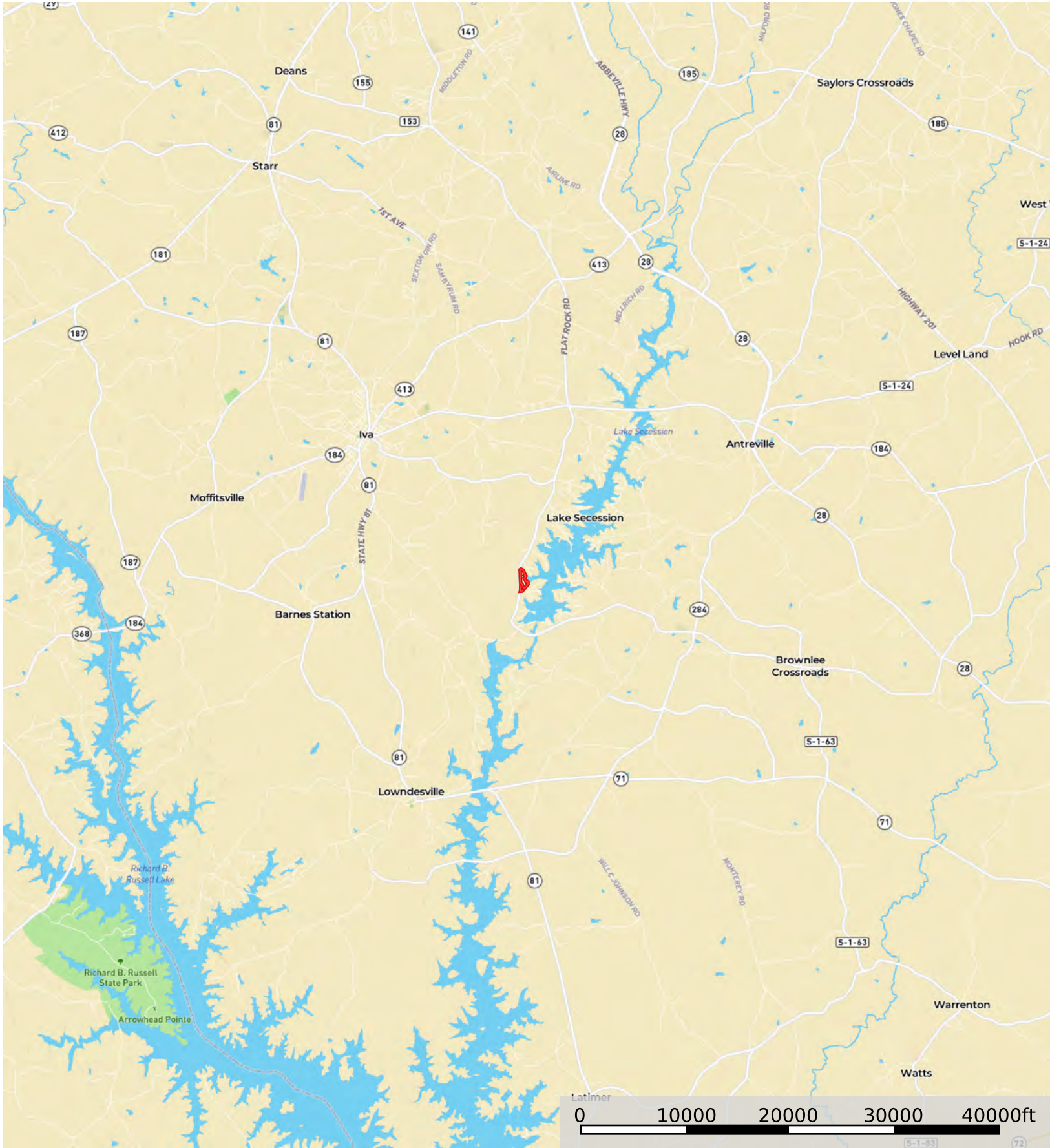
O: 843.782.5700 - M: 803.319.1269

EMAIL: JOEBENTON@CROSBYLANDCO.COM

WWW.CROSBYLANDCO.COM



Lake Secession Landing  
Abbeville County, South Carolina, 20.12 AC +/-



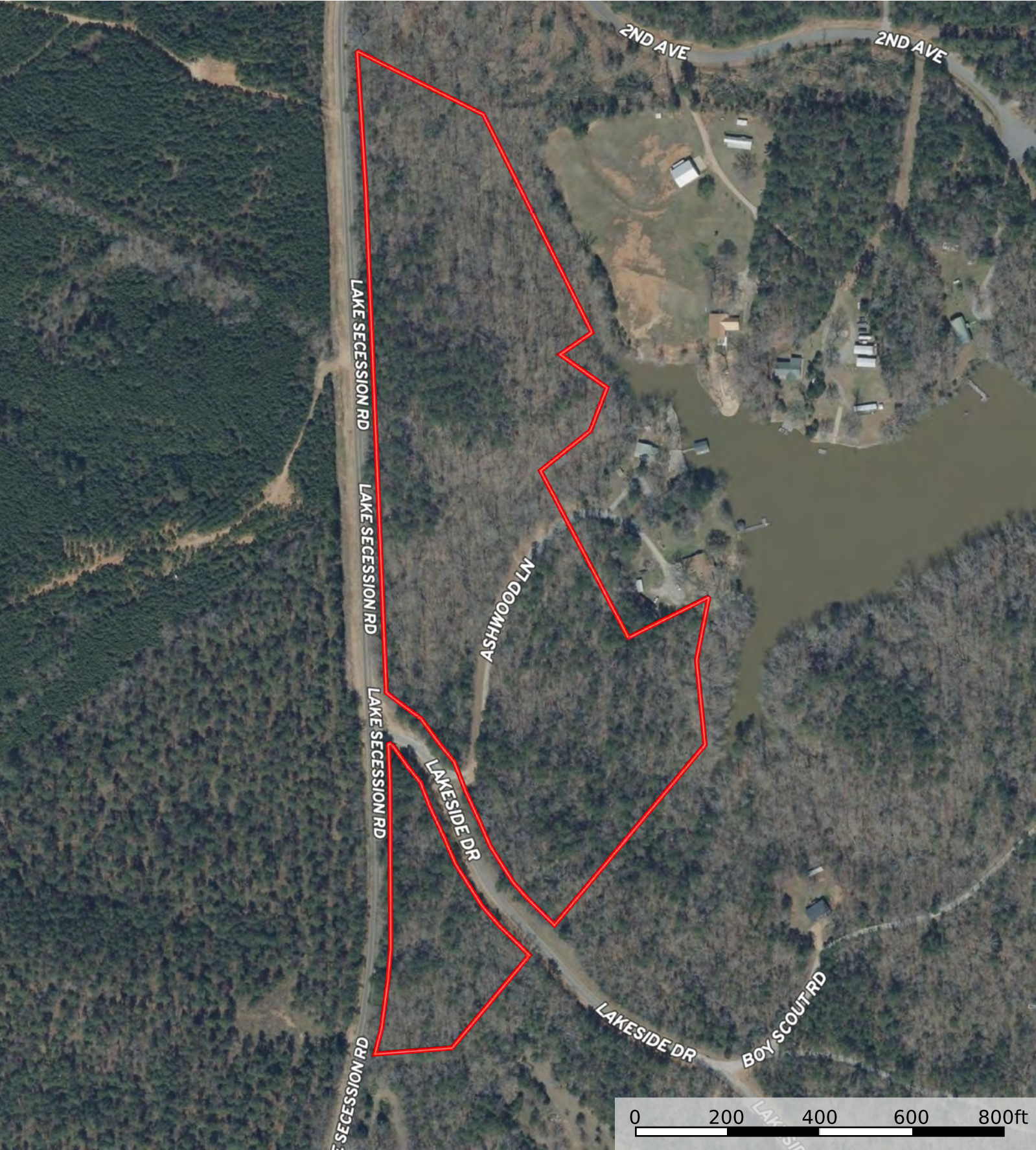
**Disclaimer:** All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, 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.



 Boundary

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