



MARLBORO ROAD FARM

MARLBORO COUNTY, SC
121.97 +/- ACRES
\$341,516



PROPERTY DESCRIPTION

This 121.97-acre property presents an excellent blend of open land, timber investment, and recreational opportunity. Ideally situated just 7 miles from Bennettsville, the tract also boasts over 3,500 feet of paved road frontage for convenient access or potential subdivision.

Approximately 25 acres of high, sandy open ground provide an outstanding setting for a dove field, food plots, or pasture, and would also serve as an exceptional home site for building your dream residence. The balance of the acreage is comprised of 8-year-old planted pines, positioned to generate revenue streams.

A natural branch borders much of the tract, enriching the landscape with scenic character while offering a reliable water source for wildlife. With its combination of open fields, young pines, and water features, this property is well-suited for hunting, recreation, investment, or establishing a country estate.

PROPERTY FEATURES:

- Timber Investment
- Abundant Wildlife Habitat
- 3500 Feet of Road Frontage

DIRECTIONS:

From Blenheim: Take Gravel Pit Rd 1.6 miles, stay left, and continue for another 1.6 miles. Turn left on Coxe Rd and travel 1.4 miles. The property is at the intersection of Coxe and Marlboro roads.

From Bennettsville: Head south on Salem Rd toward State Rd S-35-428 and travel for 5.8 miles. Turn right on Coxe Rd and in 2.0 miles, the property is at the intersection of Coxe and Marlboro roads.

CONTACT

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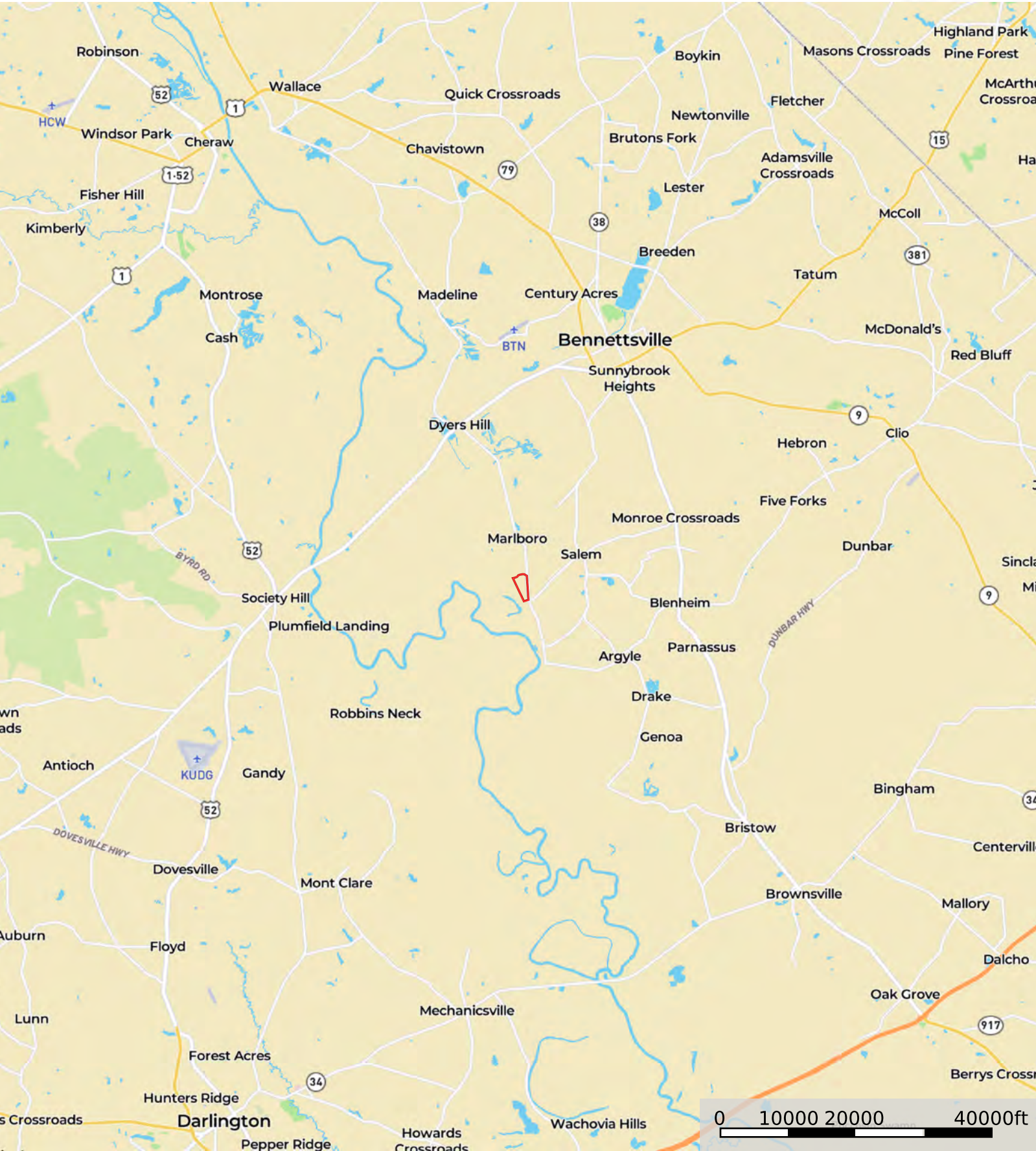
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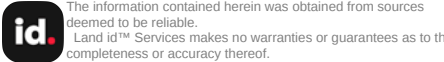
Marlboro Road Farm
Marlboro County, South Carolina, 121.97 AC +/-



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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