

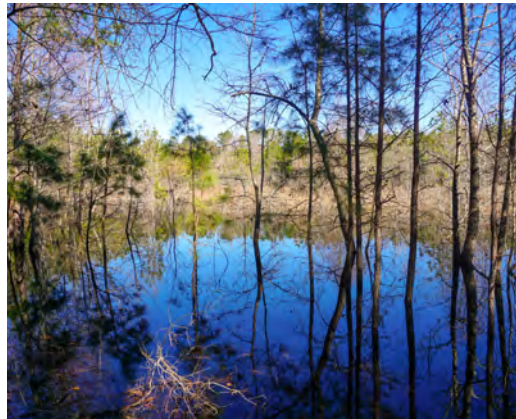


SHILLINGS BRIDGE ROAD

ORANGEBURG COUNTY, SC

16.93 +/- ACRES

\$105,000



PROPERTY DESCRIPTION

Located just 7 miles from the city of Orangeburg, this property offers 200 feet of road frontage along Shillings Bridge Road and a 20 foot easement from Pandanus Road, providing easy accessibility. Situated in the Woodland Farms Subdivision, this 65% high ground parcel is ideal for a homesite or residential development. With water and sewer hookups available on Pandanus Road, the property is ready for immediate development. Additionally, the property has a natural wet weather pond that has the potential to be transformed into a larger all-weather pond enhancing the property's appeal.

Only 42 miles from Columbia, SC, this is an exceptional opportunity to invest in a prime location with great development potential.

PROPERTY FEATURES:

- Road Frontage
- Two Points of Access
- Residential Potential
- Water & Sewer Onsite
- Close Proximity to Columbia, SC

DIRECTIONS:

From Orangeburg, take Highway 301 (Old Edisto Drive) and Merge onto SC-4 (W Needed Rd NW). Continue for 3.7 miles then turn left onto Shillings Bridge Road. Travel for .9 miles and turn left onto Annapolis road then right onto Pandanus Road. The property access is at the end of the cul-de-sac.

CONTACT

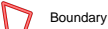
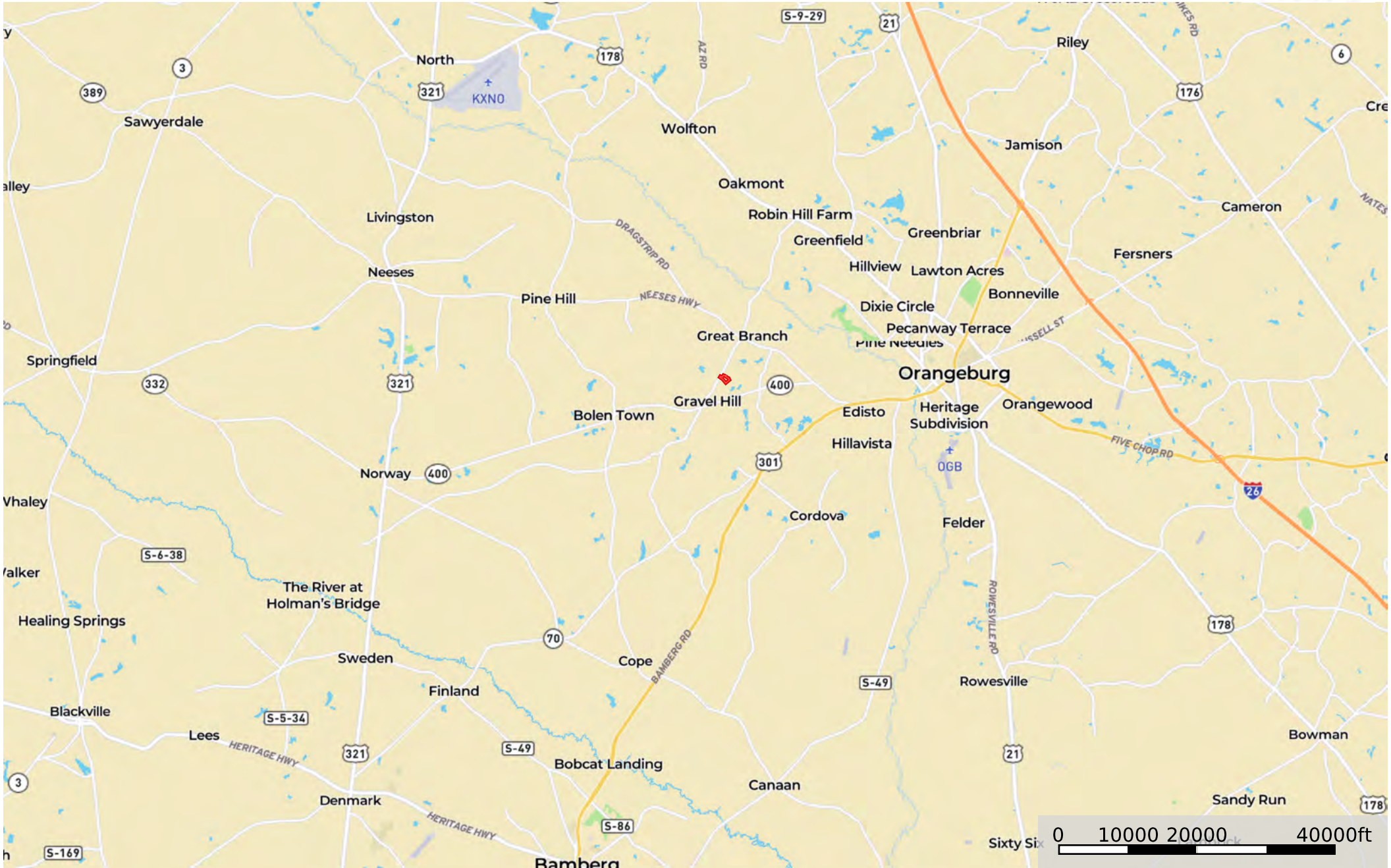
Tripp Boseman

O: 843.782.5700 - M: 843.893.8002

Email: trippboseman@crosbylandco.com

www.CrosbyLandCo.com

Shillings Bridge Road
Orangeburg County, South Carolina, 16.93 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.

Shillings Bridge Road
Orangeburg County, South Carolina, 16.93 AC +/-



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.



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.

