



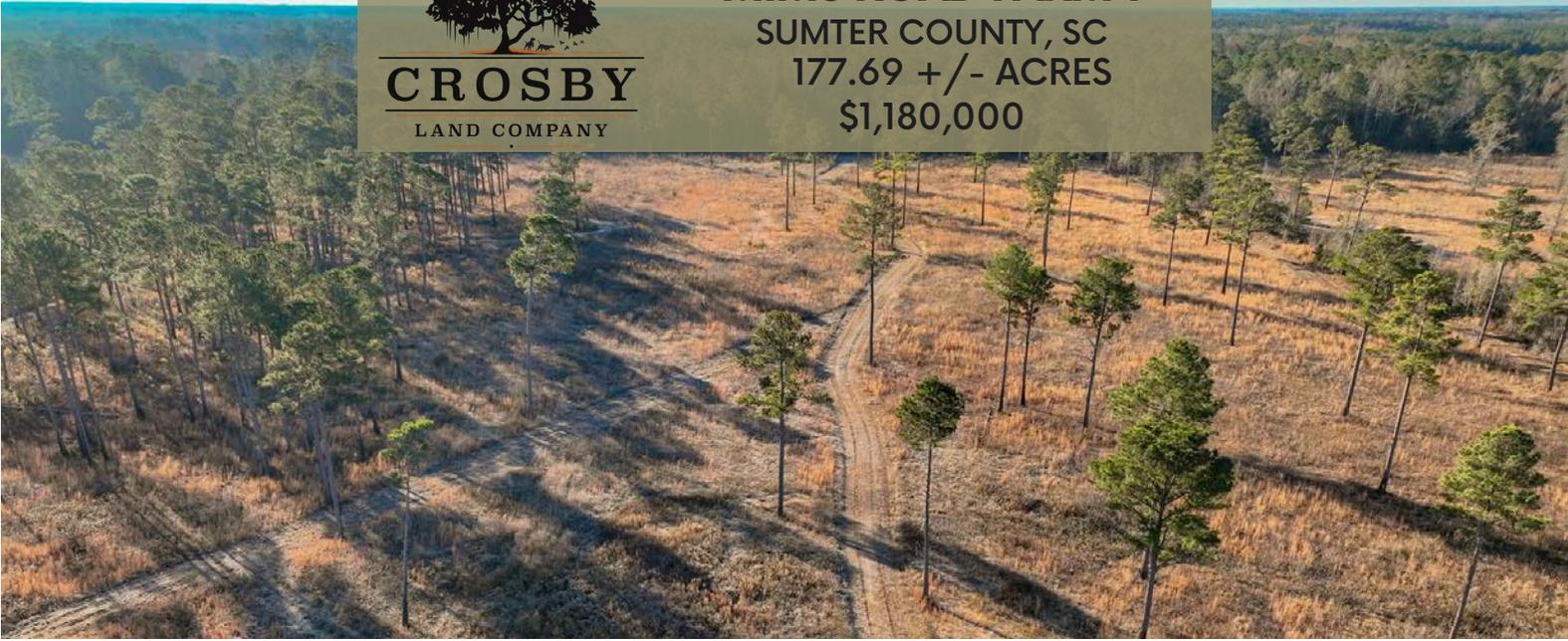
CROSBY
LAND COMPANY

MIMS ROAD FARM 1

SUMTER COUNTY, SC

177.69 +/- ACRES

\$1,180,000



PROPERTY DESCRIPTION

Mims Road Farm 1 is located 3.5 miles southeast of the City of Sumter in Sumter County, SC. The property is comprised of 166 +/- acres of upland pine forest and an 11 +/- acre open field. With over a mile of frontage along Mims Road, the property is easily accessible from multiple entry points. There is a well-established interior road system with multiple roads that run the entire length of the property and over 3.5 miles of main interior roads roads with several crossroads for quick access to all portions. The main roads are crowned, and a network of ditching provides excellent drainage during rainy periods. The current owners' vision and efforts are evident. This is a turnkey quail hunting property, but can easily serve as a family residential site and provide other recreational pursuits of wild game such as deer and turkey.

Mims Road Farm 1 may be purchased individually or in combination with Mims Road 2 & 3 totaling 488 +/- acres

PROPERTY FEATURES:

- Shooting Lanes
- Paved Road Frontage
- Exceptional Quail Habitat
- Well-Drained with Excellent Roads

DIRECTIONS:

From Sumter, take Hwy 763 East towards I-95 for 2.3 miles. Turn right onto Mims Road, travel 1.3 miles, and the property starts on the right just past Craig Road.

CONTACT

Todd Crosby BIC, ALC

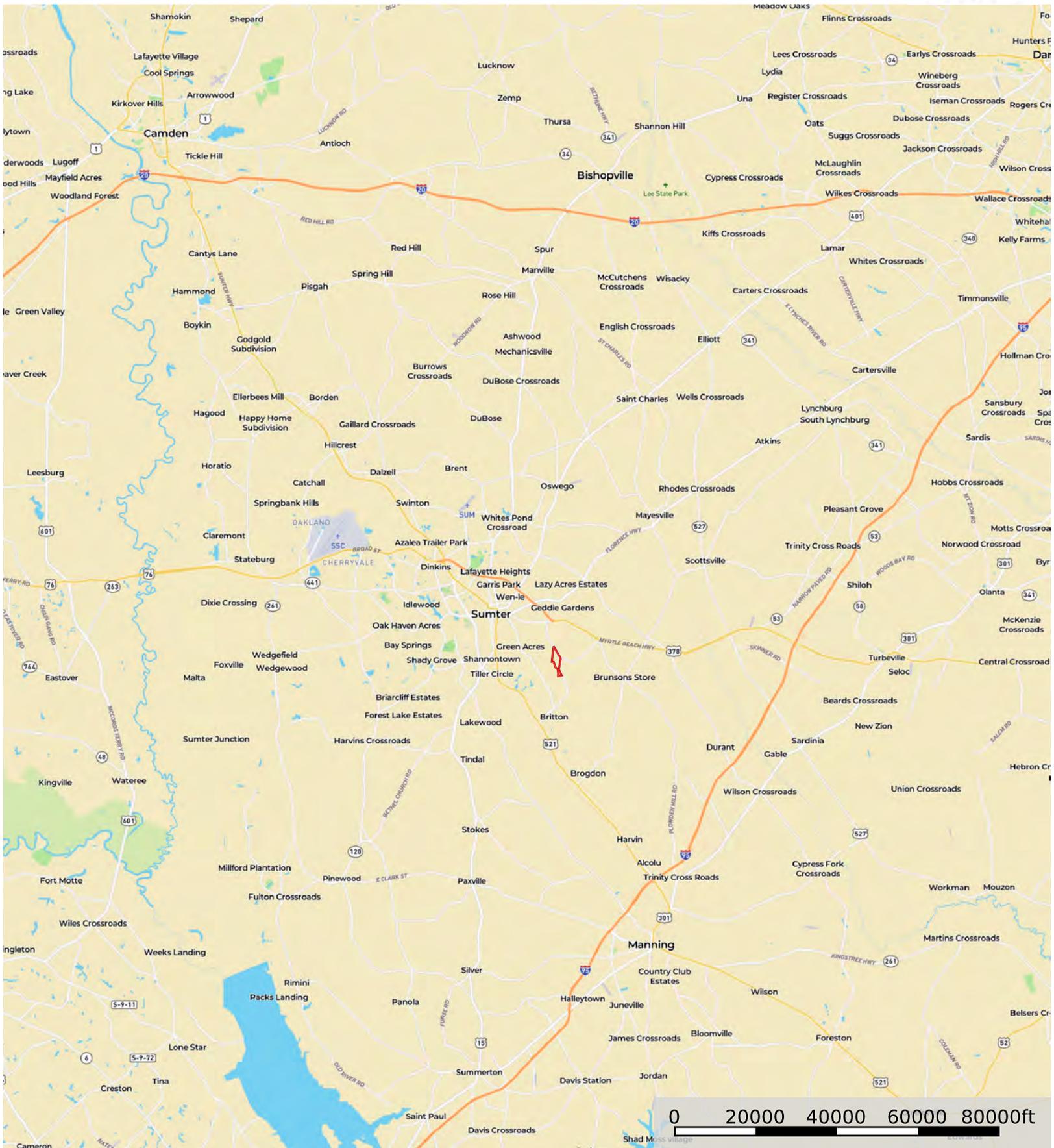
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Mims Road Farm 1

Sumter County, South Carolina, 177.69 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.



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