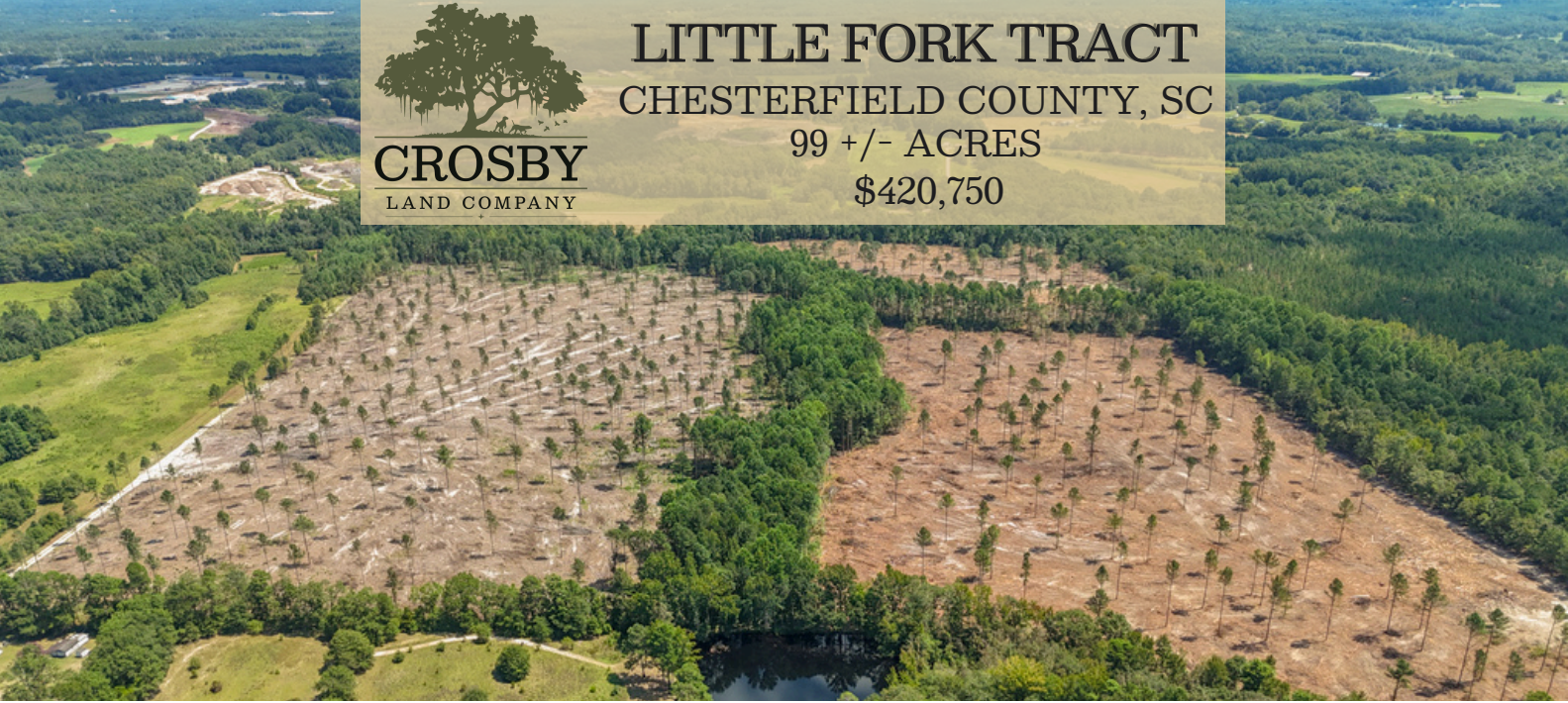


LITTLE FORK TRACT

CHESTERFIELD COUNTY, SC

99 +/- ACRES
\$420,750



PROPERTY DESCRIPTION

Little Fork Tract, just 1 hour southeast of Charlotte, NC, and 1.5 hours northeast of Columbia, SC, offers exceptional potential for residential development, timber investment, or recreation.

Approximately 80% of the property has undergone a recent pine harvest, creating a clean slate for replanting or development. The balance features mature hardwood stands with intermittent and perennial stream bottoms, supporting wildlife and scenic beauty. Over 80% of the land consists of well-drained sandy soils, well-suited for reforestation, farming, or building. With its location, soils, and topography, this property stands out as an excellent opportunity for residential development, timber replanting, or a recreational retreat.

PROPERTY FEATURES:

- Well-Drained Sandy Soils
- 40 Miles Southeast of Charlotte, NC
- 60 Miles Northeast of Columbia, SC
- Intermittent & perennial stream bottoms along Little Fork Creek
- Potential for Residential Development, Timber Investment, or Hunting Opportunities

DIRECTIONS:


From Highway 601 turn onto Terrell Williams Road. A Crosby Land Company sign will mark the easement used to get to the north end of the property.

CONTACT

Tripp Boseman
843-893-8002

Email: trippboseman@gmail.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.

Little Fork Tract
Chesterfield County, South Carolina, 99 AC +/-




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Todd Crosby
P: 8437825700 Crosbylandco.com

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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