

# 14610 LOWCOUNTRY HIGHWAY

BAMBERG COUNTY, SC

13.93 +/- ACRES

\$220,000



## PROPERTY DESCRIPTION

14610 Lowcountry Highway is located just outside the small, quaint community of Olar, SC. The main residence is a 1,989-square-foot brick ranch-style home in excellent condition. A total of six rooms include three bedrooms and two bathrooms. Kitchen, living room, and den with central heating and air conditioning. Outbuildings include a 2-car offset carport, a potting shed, a hobby shop, and multiple small storage sheds. The main residence is situated among well-established grounds, featuring mature oaks and several productive pecan trees. In addition to the numerous flowering plants, there are fig trees, pear trees, and grape vines. Situated on a large 13-acre property, the site offers a small freshwater pond for fishing and irrigation to a small field or a large garden area. The expansive grounds surrounding the residence provide ample green space for horses or other farm animals, depending on the next stewards' interests or preferences.

**\*Seller may consider subdividing the property into a smaller parcel. Price is subject to change.\***

## PROPERTY FEATURES:

- Pond
- Septic
- City Water
- Paved Driveway
- Deep Water Well

## DIRECTIONS:

From Bamberg, head south on Main Highway (US-301) for 12.7 miles. Take a sharp right onto Lowcountry Highway and continue for 1.5 miles. The property will start on the right.

## CONTACT

Todd Crosby, BIC, ALC

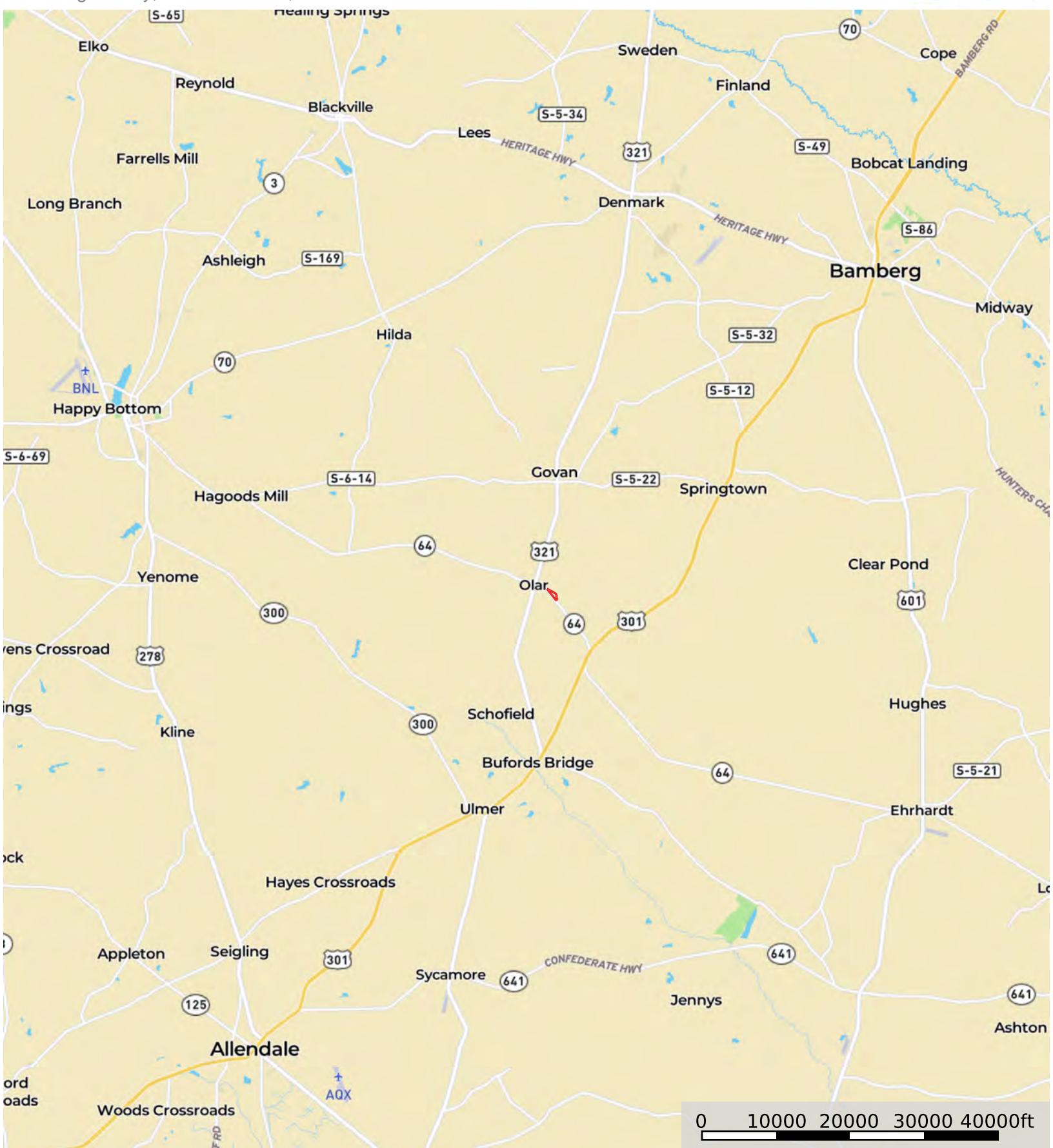
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# 14610 Lowcountry Highway

Bamberg County, South Carolina, 13.93 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.

Todd Crosby

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