



CROSBY
LAND COMPANY

LAKE GREENWOOD SHORES GREENWOOD COUNTY, SC

169.8 +/- ACRES

\$1,358,400



PROPERTY DESCRIPTION

Lake Greenwood Shores is a rare 169.8± acre land offering in a rapidly growing area of Greenwood County, South Carolina, combining exceptional Lake Greenwood frontage with long-term investment and recreational appeal.

The property is characterized by healthy hardwoods and pre-merchantable pine plantation, providing a young, growing timber resource with future income potential. An established internal road system with drains running throughout provides efficient access, supporting both land management and recreational use. Approximately 2,000 feet of direct frontage on Lake Greenwood anchors the property, delivering expansive views, abundant wildlife, and access to one of the region's most desirable recreational lakes. Areas near Camp Branch enhance the property with quality waterfowl habitat and hunting opportunities.

Located within a critical habitat area along the shoreline, the property will not permit a personal dock, preserving the lake's natural character and long-term ecological integrity.

PROPERTY FEATURES:

- Private
- Lake Frontage
- Road Frontage
- Investment Ready
- Waterfowl Hunting
- Internal Road System
- Proximity to Lake Greenwood

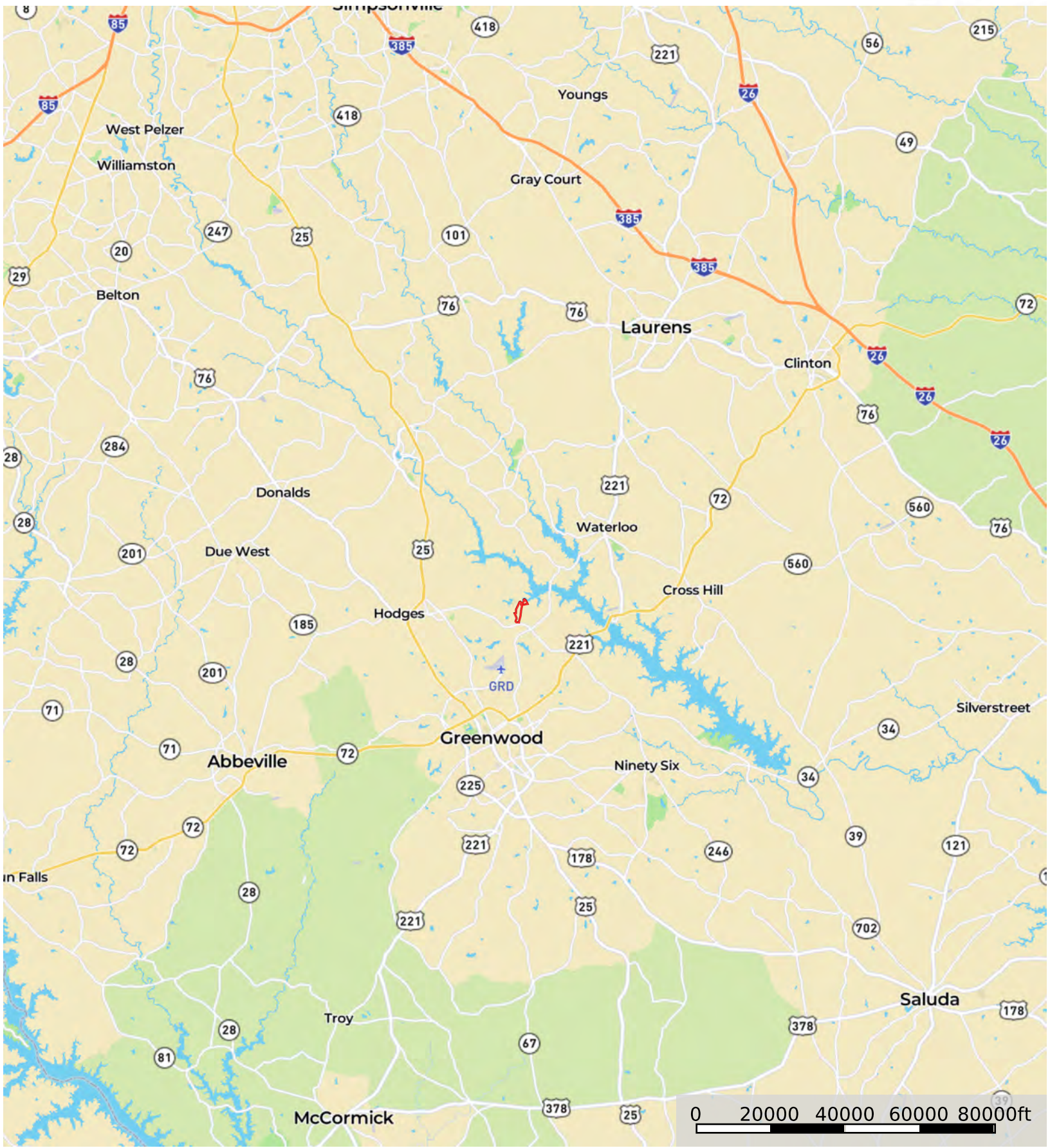
DIRECTIONS:


From Greenwood, take Highway 221 to Coronaca. Take a left onto Highway 246 north, travel for 3.5 miles, and take a right onto Quarry Road. The property entrance will be on the right in .4 miles.

CONTACT

Todd Crosby, BIC, ALC
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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.



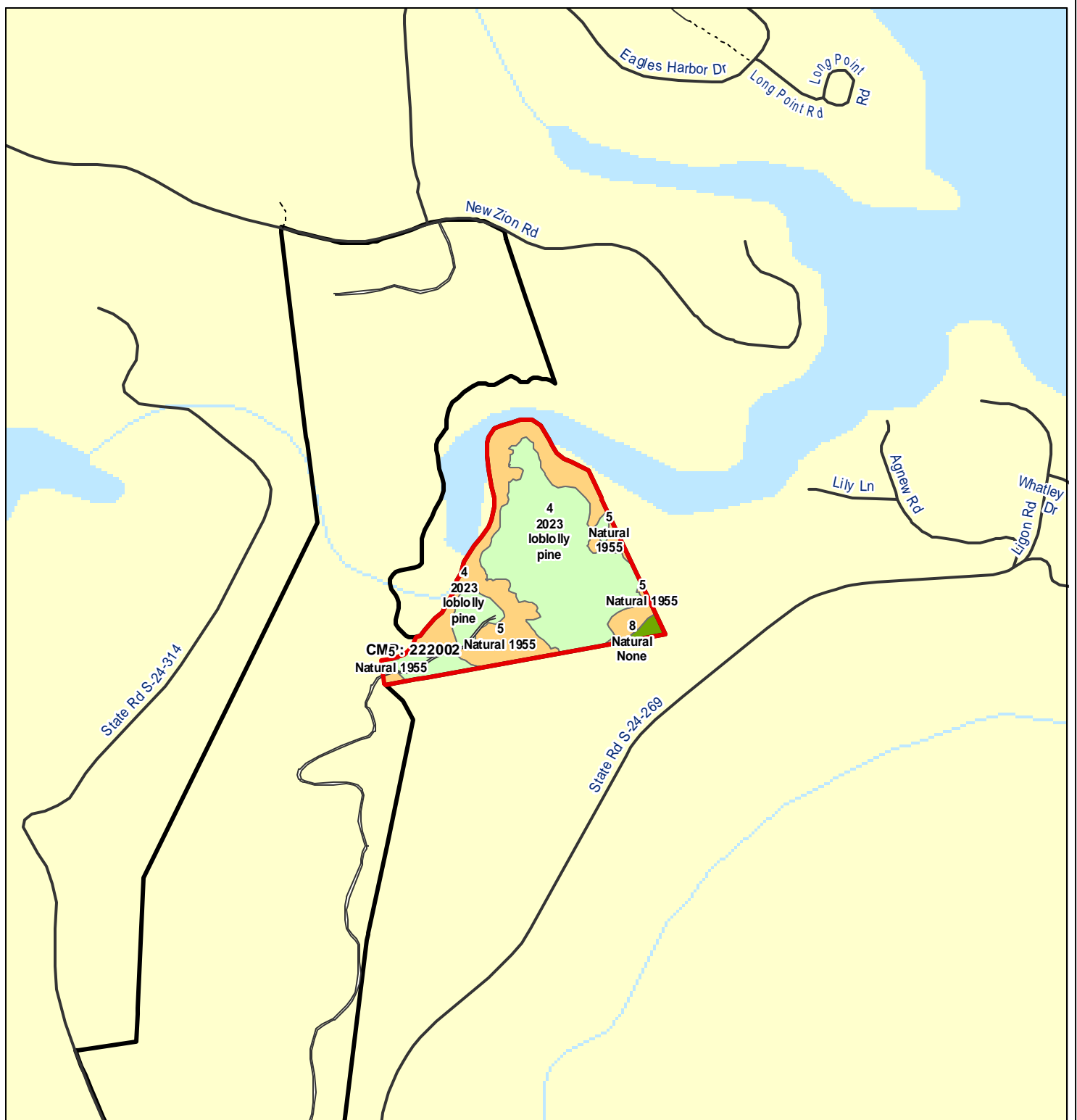
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■ Sale Area

Plantation Stand Type

■ Pre Merch 0 - 14

Natural Stand Type

■ Natural Pine/Hardwood Upland

■ Natural Pine/Hardwood Bottomland

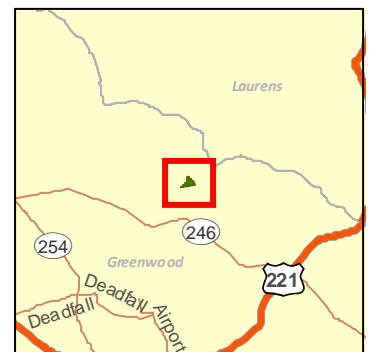
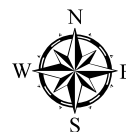
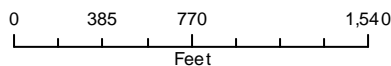
SC Greenwood 222002 - 2

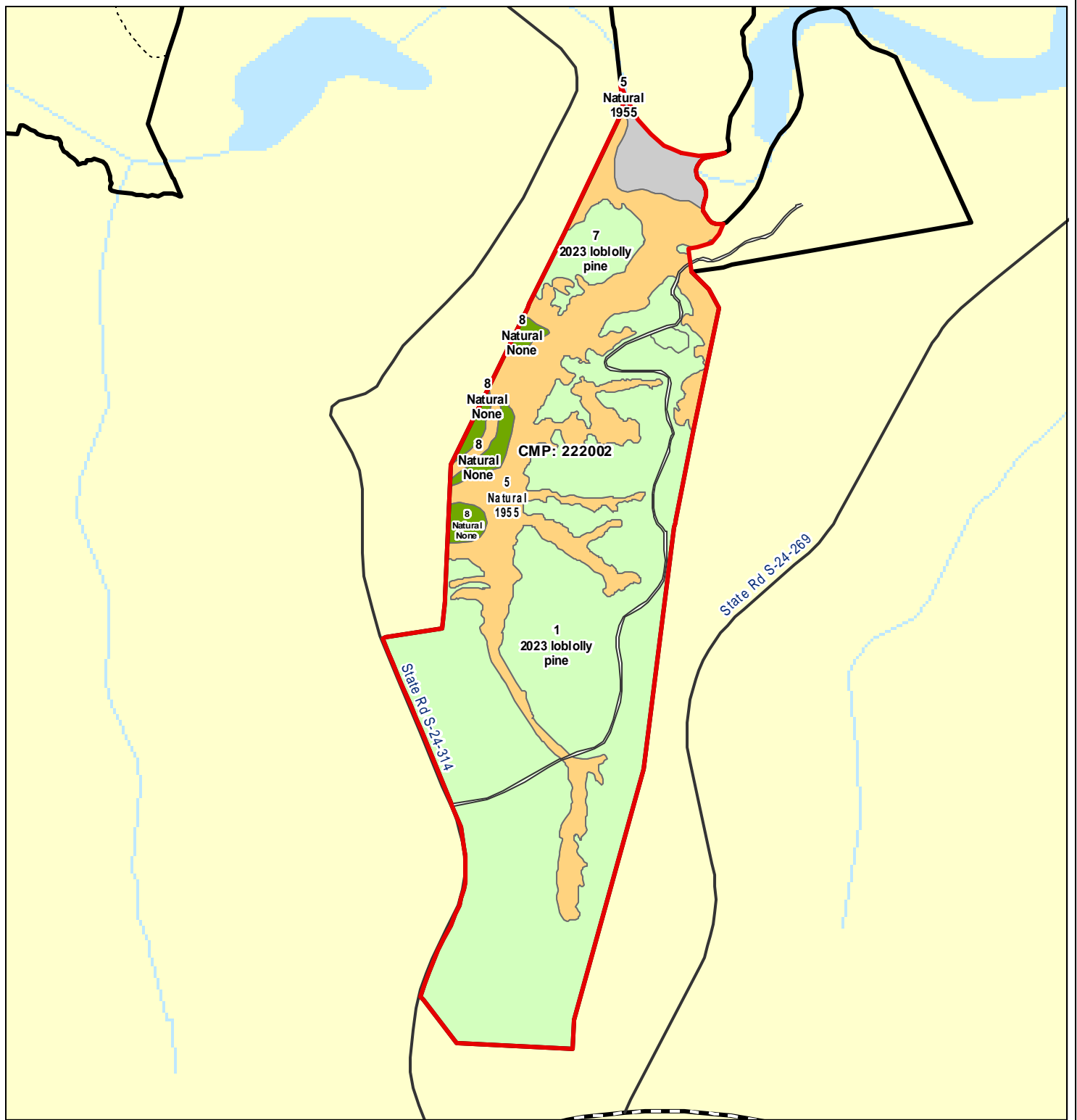
09/30/2025

Greenwood County, SC

LSS Acres (+/-): 29.4

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- Sale Area
- Plantation Stand Type**
 - Pre Merch 0 - 14
- Natural Stand Type**
 - Natural Pine/Hardwood Upland
 - Natural Pine/Hardwood Bottomland
 - Non-Forest

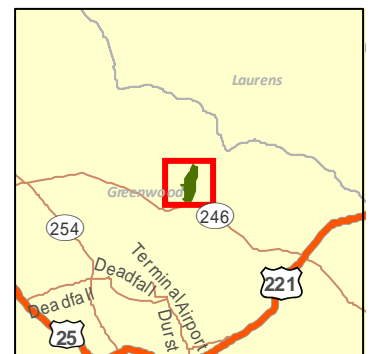
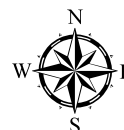
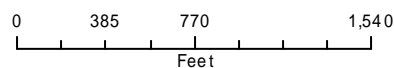
SC Greenwood 222002 - 3

09/30/2025

Greenwood County, SC

LSS Acres (+/-): 140.4

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Land Sale Volume Summary

Resource Unit: Greater Georgia

Broker: Todd Crosby

Parcel: SC Greenwood 222002-2

Entity: Rayonier Forest Resources, LP

County: Greenwood

State: South Carolina

LandClass: Solar-High,
Development-Min, BusDevProject

Acres: 29.4

Estimated Merchantable Timber		
Species Origin	Product Type	Tons
Hardwood	Pulpwood	605.2
	Grade	64.2
Pine : Natural Regeneration	Pulpwood	29.5
	Grade	14.8
		713.7

Data as of 9/30/2025

Premerchantable Timber		
Age	Year of Establishment	Acres
4	2024	17.3
Total		17.3

Land Valuation		
Valuation Category	Acres	Percent of Total Acres
Natural Plantable	0.4	1.3 %
Premerchantable Plantation	17.3	58.8 %
Non-Plantable	11.2	37.9 %
Non-Forest - Roads, etc.	0.6	1.9 %
Total	29.4	

Land Sale Volume Summary

Resource Unit: Greater Georgia

Broker: Todd Crosby

Parcel: SC Greenwood 222002-3

Entity: Rayonier Forest Resources, LP

County: Greenwood

State: South Carolina

LandClass: Solar-High,
Development-Min, BusDevProject

Acres: 140.4

Estimated Merchantable Timber		
Species Origin	Product Type	Tons
Hardwood	Pulpwood	1,969.2
	Grade	205.5
Pine : Natural Regeneration	Pulpwood	142.9
	Grade	82.5
Pine : Softwood Plantation	Pulpwood	18.2
	Grade	53.2
		2,471.5

Data as of 9/30/2025

Premerchtable Timber		
Age	Year of Establishment	Acres
4	2024	93.8
Total		93.8

Land Valuation		
Valuation Category	Acres	Percent of Total Acres
Non-Forest - Roads, etc.	2.6	1.9 %
Merchantable Plantation	0.5	0.4 %
Natural Plantable	3.7	2.6 %
Non-Forest - Lakes/Ponds	4.1	2.9 %
Non-Plantable	35.7	25.4 %
Premerchtable Plantation	93.8	66.8 %
Total	140.4	