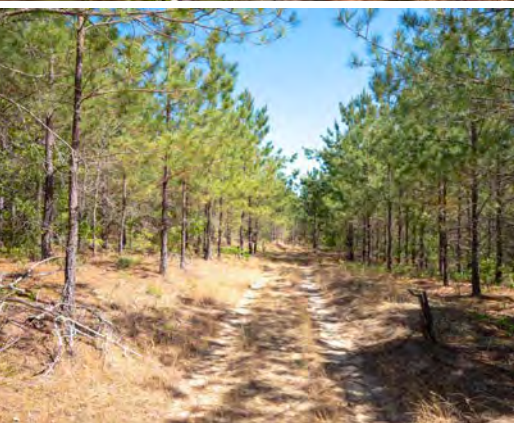




GRANTS MILL WEST MARLBORO COUNTY, SC

103.94 +/- ACRES
\$384,578



PROPERTY DESCRIPTION

The Grants Mill Road West tract is located in northern Marlboro County and is only 7 miles from Cheraw and 10 miles from Bennettsville. This tract offers a rare blend of investment-quality timberland and exceptional recreational opportunities. Approximately 83 acres consist of planted pine timberland that will soon be ready for thinning. Additionally there are approximately 5 acres of scenic beaver ponds that enhance the property's natural beauty while creating outstanding waterfowl habitat, making it an excellent area to enjoy sporty wing shooting during waterfowl season.

The balance of the acreage consists of mature hardwood drains, offering excellent cover and forage for wildlife. This diverse habitat supports strong populations of deer and turkey, making the property a well-rounded outdoor recreational retreat for the outdoorsmen. Additionally, there is an excellent internal road system throughout the property that allows for access throughout the entire property. With underground power already in place, the tract is well-suited for a permanent residence, hunting lodge, or weekend getaway. Whether you're seeking a private homesite, a hunting property, or a solid timber investment, this versatile tract delivers on all fronts.

PROPERTY FEATURES:

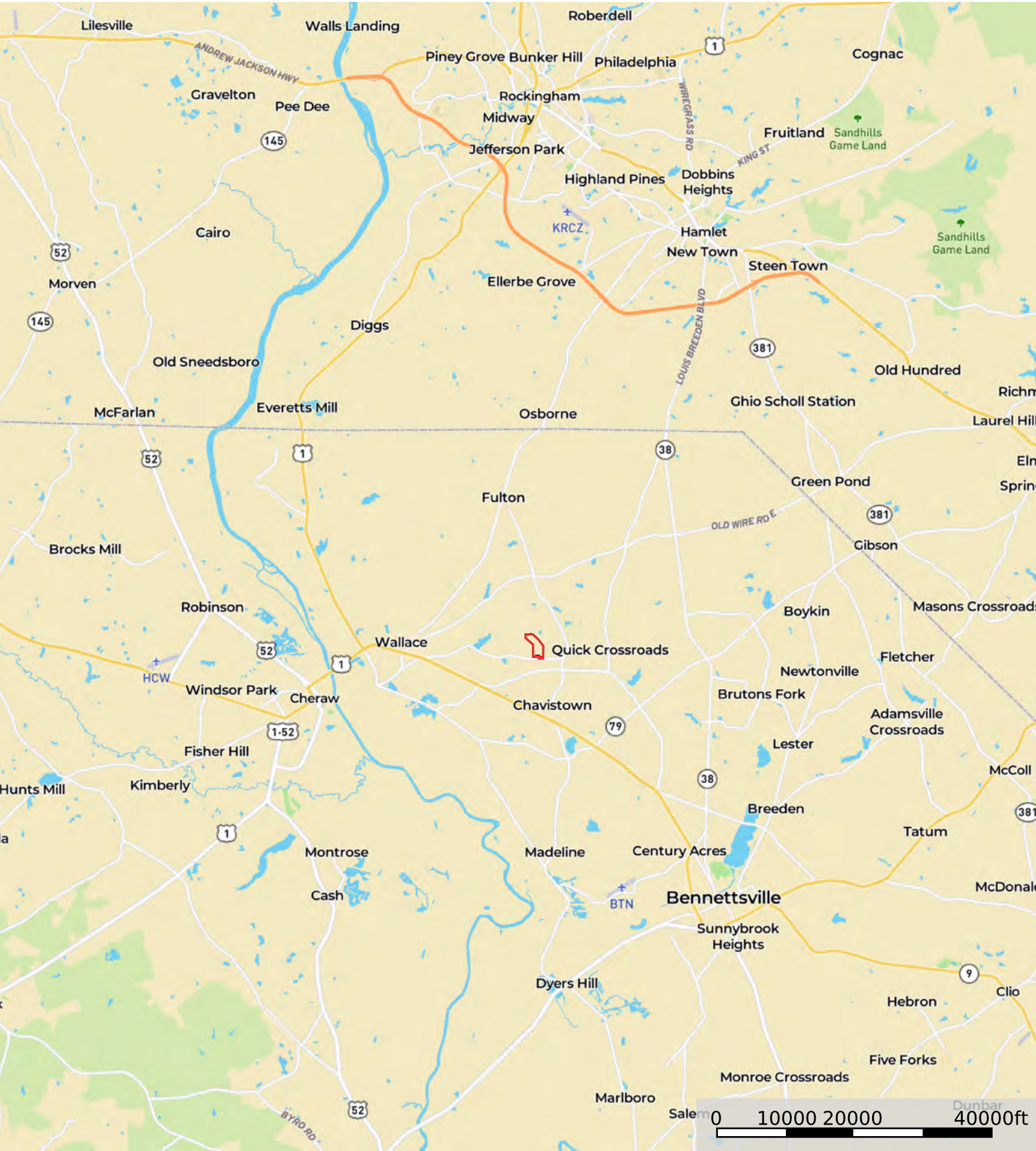
- Well Stocked With Pine Timberland
- Excellent Recreational Opportunities
- Underground Power To Old Homesite
- Internal Road System Providing Access Throughout

DIRECTIONS:

From Bennettsville head North on SC-9 for 7 miles. Then turn right onto Ebenezer Rd in 1.9 miles turn left onto W Grants Mill Rd. In .6 miles the property is on the left.

CONTACT

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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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