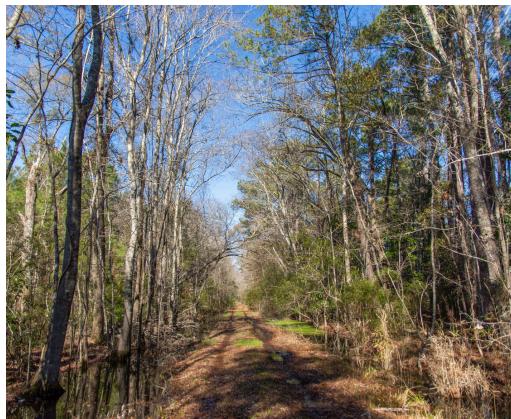
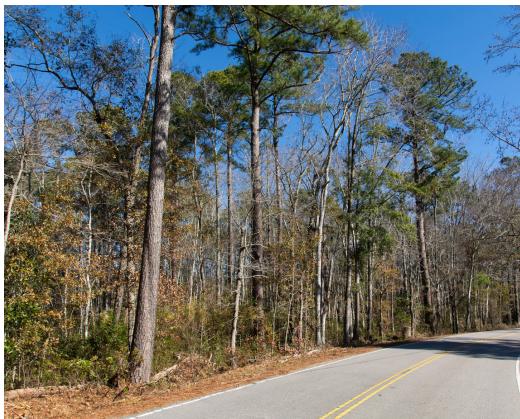


HIERS CORNER

COLLETON COUNTY, SC

54.2 +/- ACRES

\$598,000



PROPERTY DESCRIPTION

Located in Walterboro, SC, just 1.5 miles from downtown and less than 2 miles from I-95, this 54.2-acre property combines convenience, seclusion, and investment potential. With paved road frontage on Hiers Corner Road and additional access points from Forest Circle and Kimbrell Street, this tract offers exceptional visibility and ease of access.

The offering features a centrally located 2.5-acre field, previously used as a dove field and food plot, making it ideal for recreational and agricultural purposes. A strong internal road system and a gated entrance ensure easy navigation and added privacy. Additionally, the property boasts a mature timber value, enhancing its overall investment appeal.

Located just outside city limits, deer, turkey, and duck hunting are allowed, making this a perfect spot for outdoor enthusiasts. Whether you're seeking a private estate, a weekend retreat, or a development opportunity, this parcel has the versatility to meet your needs.

With water and sewage approvals already in place and installation set to begin soon, this property is primed for future growth. Don't miss the chance to own this strategically located, multi-use property with endless potential.

PROPERTY FEATURES:

- Paved Road Frontage
- Three Points of Access
- Water & Sewage to be Installed Soon
- Located Directly Outside of City Limits
- Gated Entrance with Strong Internal Road System
- Located Within 5 minutes of I-95 and Downtown Walterboro

DIRECTIONS:

From Exit 57 towards Walterboro, turn right onto Hiers Corner Rd. The property will be located directly on your left in 2.3 miles. Another access point from Exit 57 towards Walterboro – stay on Bells Hwy. In 1 mile, turn right onto Forest Circle Rd. The property will be located directly on your right in .4 miles.

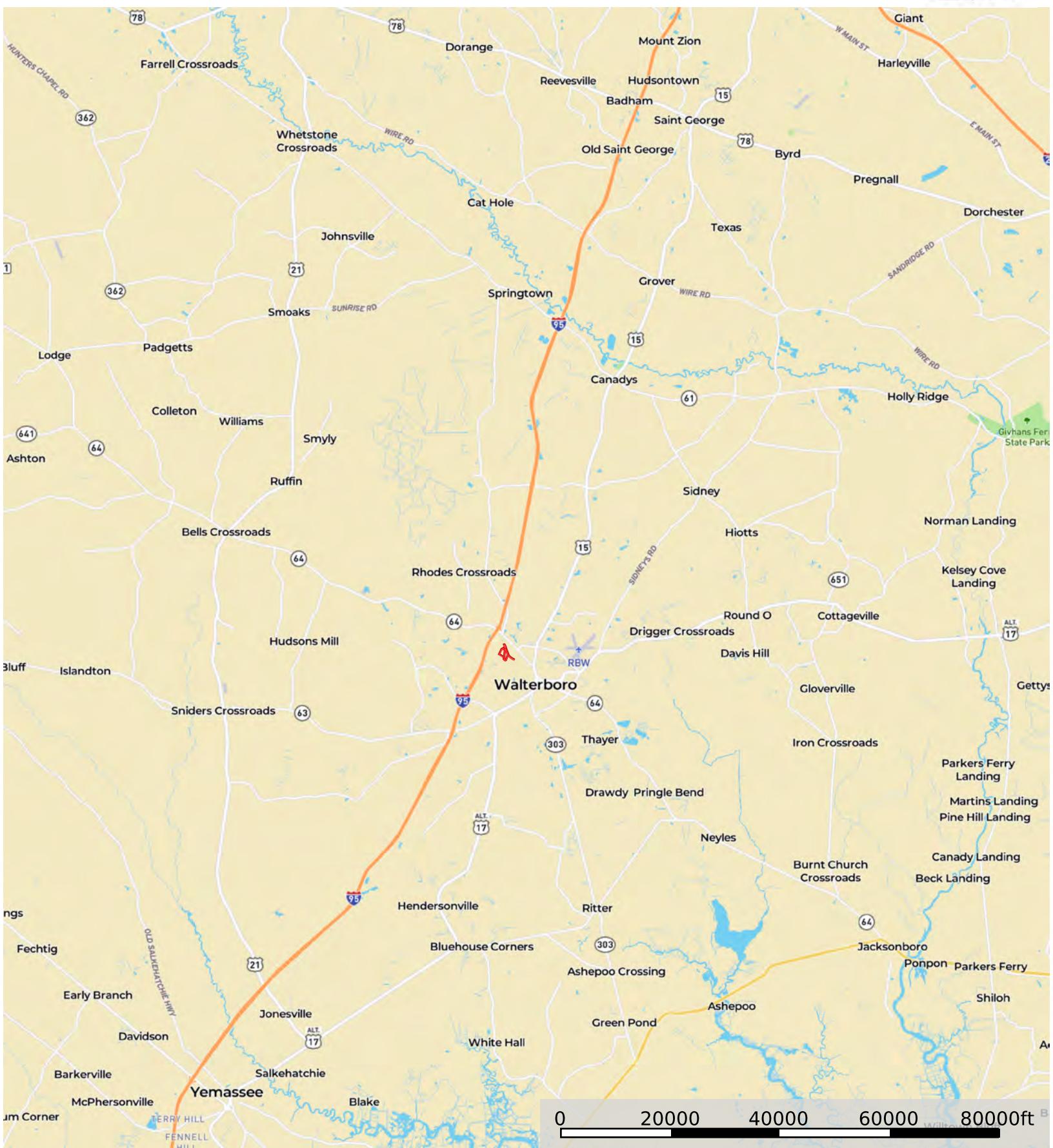
CONTACT

JOE BENTON

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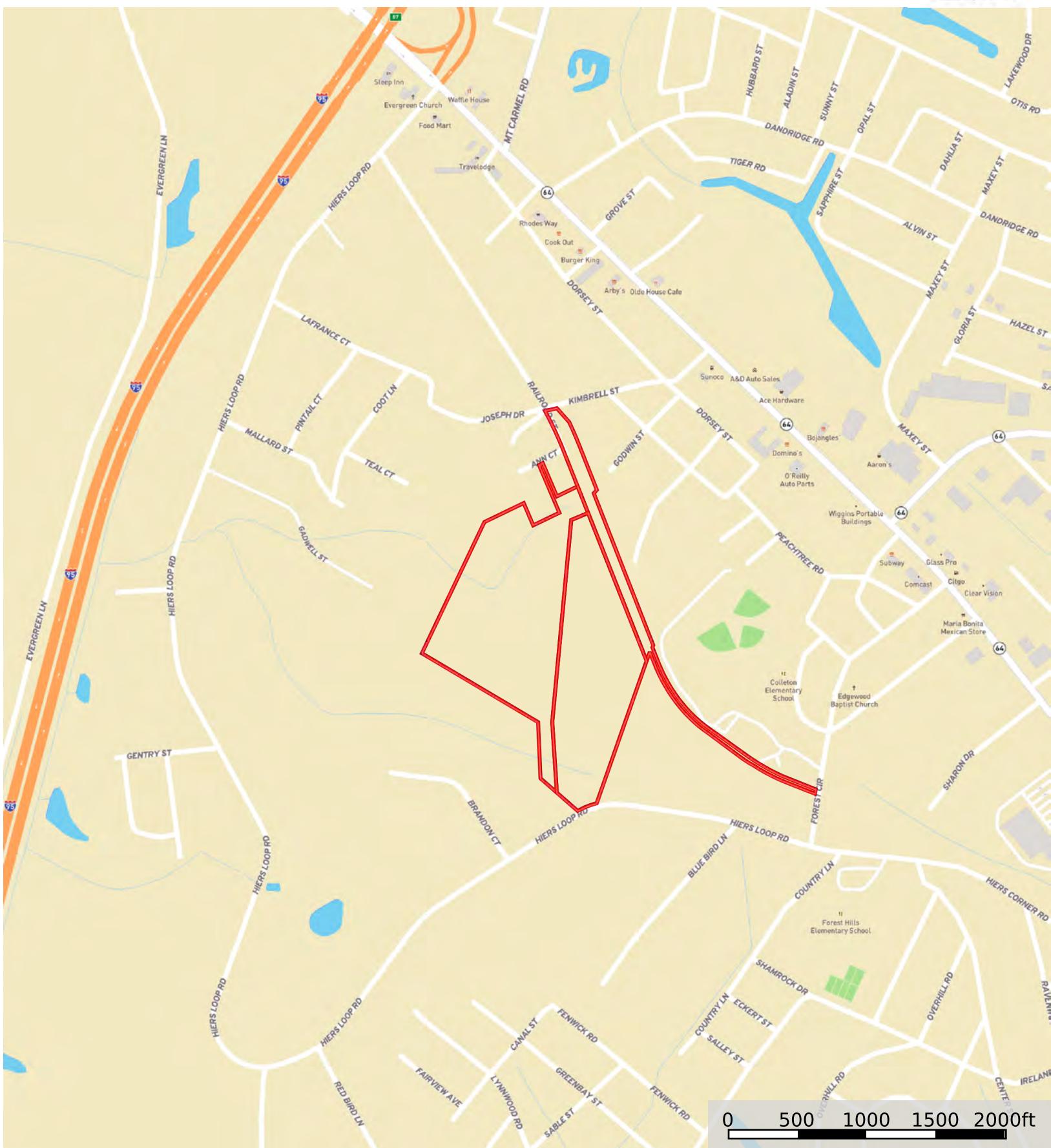
Email: joebenton@crosbylandco.com

www.CrosbyLandCo.com



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The information contained herein was obtained from sources deemed to be reliable.

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