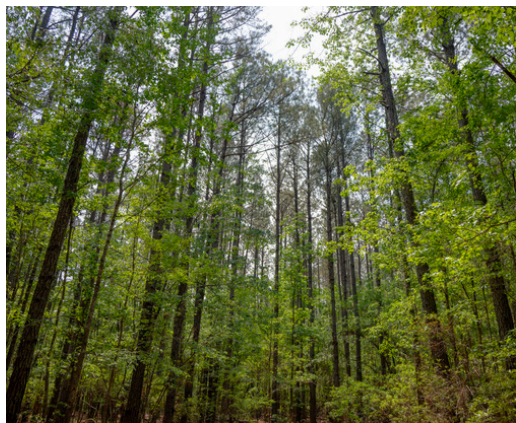
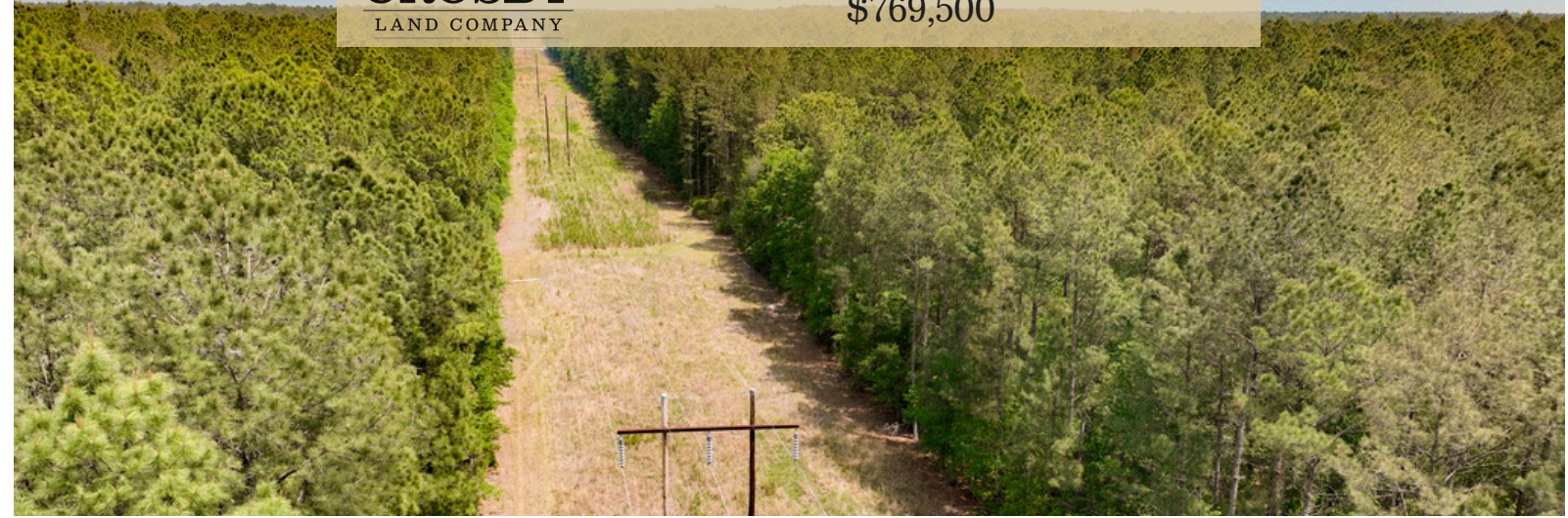




RED ROOT COLLETON COUNTY, SC

171 +/- ACRES
\$769,500



PROPERTY DESCRIPTION

The Red Root property offering is located approximately 10 miles west of Walterboro, South Carolina just off Highway 64. The soils consist of Coxville, Goldsboro and Paxville Sandy loam types. The landscape is entirely wooded with planted loblolly and areas of mixed natural pine and hardwoods along a small ephemeral stream. The planted Loblolly is 25-30 years old with a heavy stocking and a high percentage of chip and saw and small sawtimber.

The property is accessible from the RedRoot Road and has a flat woods road meandering through most of the property. The eastern side of the property has a powerline running through the length of the track offering an ideal space for multiple food plots, and wildlife observing. Located in the center portion of the property is a high ridge with several stately live oaks. This area may be suitable for a permanent residence or hunting lodge, depending on buyers objectives.

PROPERTY FEATURES:

- Private & Secluded
- 1.5 Hour Drive to Charleston or Bluffton
- Heavily Stocked With Merchantable Pine

DIRECTIONS:

From Walterboro, take Highway 64 west for 8 miles, turn left onto Red Root Road and travel for ½ a mile and the entrance is on the left.

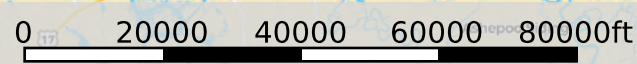
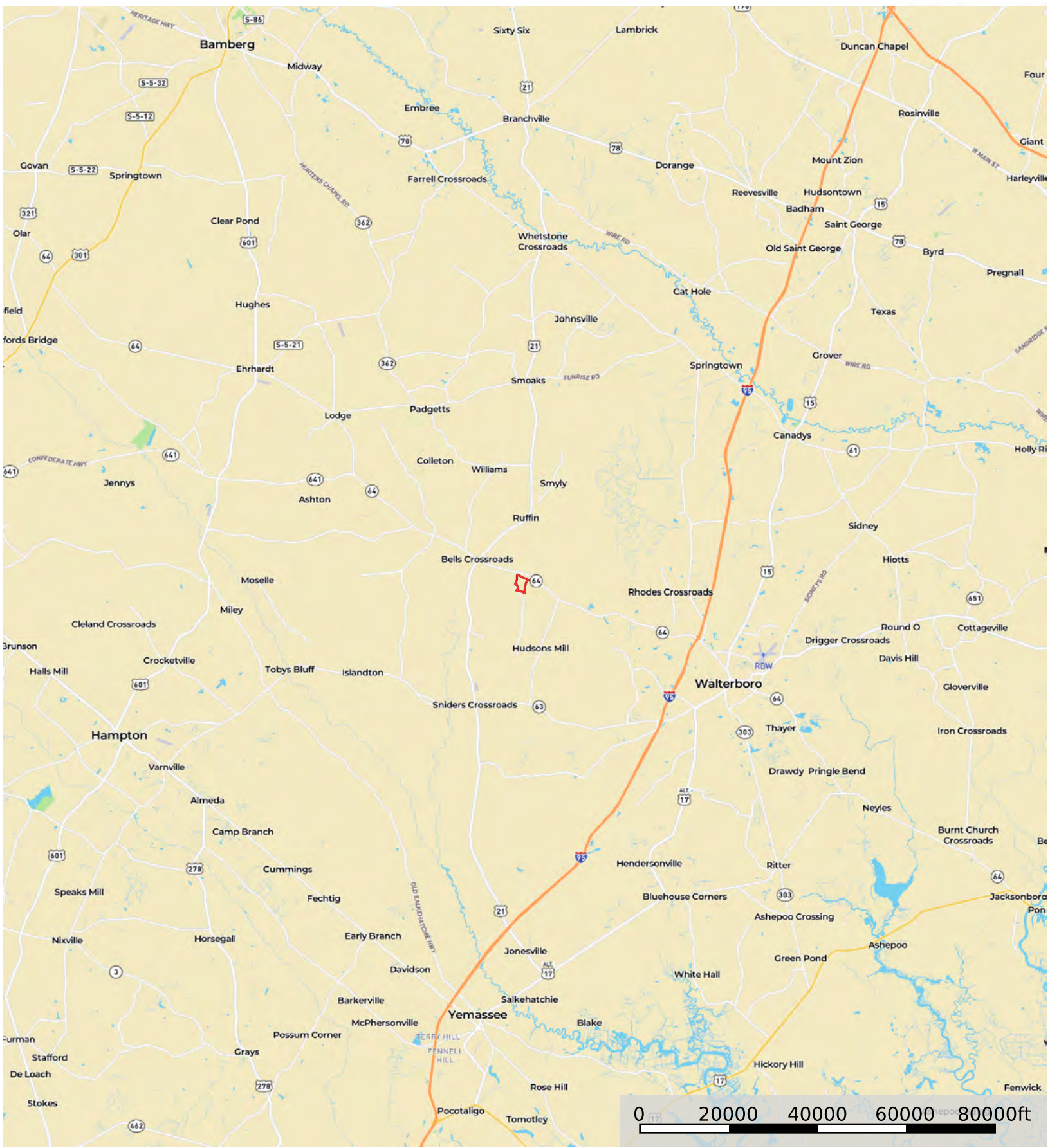
CONTACT

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Email: toddcrosby@crosbylandco.com
www.CrosbyLandCo.com

Red Root

Colleton County, South Carolina, 171 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
 P: 8437825700 Crosbylandco.com

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Red Root

Colleton County, South Carolina, 171 AC +/-



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