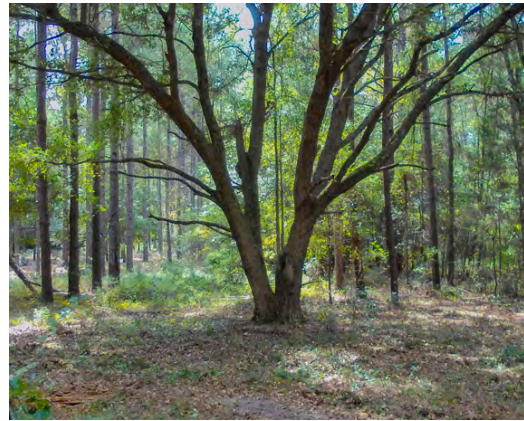




THUNDER TOWER

BAMBERG COUNTY, SC

52.65 +/- ACRES
\$265,000



PROPERTY DESCRIPTION

Discover 52.65 versatile acres inside the town limits of Olar, SC—an ideal blend of investment, recreation, and rural living potential.

This well-managed tract offers approximately 1,650 feet of paved road frontage, providing excellent access and future development possibilities. Over 90% of the property is upland, making it highly usable and suitable for multiple uses, from timber production and hunting to a private homesite or mini-farm.

Timber & Land Features:

- About 20 acres of mature loblolly pine ready for immediate harvest, offering near-term income potential.
- An additional 22 acres of well-established, 20+ year old loblolly pine plantation for continued long-term timber value.
- A good internal network of roads and fire lanes provides easy access throughout the property.

Habitat & Recreation:

- Several old hedgerows lined with mature, mass-producing red and live oaks create excellent wildlife travel corridors and hard mast food sources.
- An intermittent creek along the northwest boundary adds character, wildlife habitat, and a natural edge to the property.
- The land supports a very abundant deer and turkey population, making it a standout recreational and hunting property.

Location:

- Situated within the town limits of Olar, SC, offering a rare combination of rural privacy and in-town convenience. Paved road frontage and good internal access set the stage for multiple homesites, a family compound, or a long-term investment hold.

Whether you're looking for a productive timber tract, a sportsman's retreat, or a private place to build with room to roam, this 52.65-acre Olar property checks all the boxes.

PROPERTY FEATURES:

- Over 90% Upland
- Mature Loblolly Pine
- Internal Network of Roads
- 1,650 Feet of Paved Road Frontage
- Abundant Deer and Turkey Population

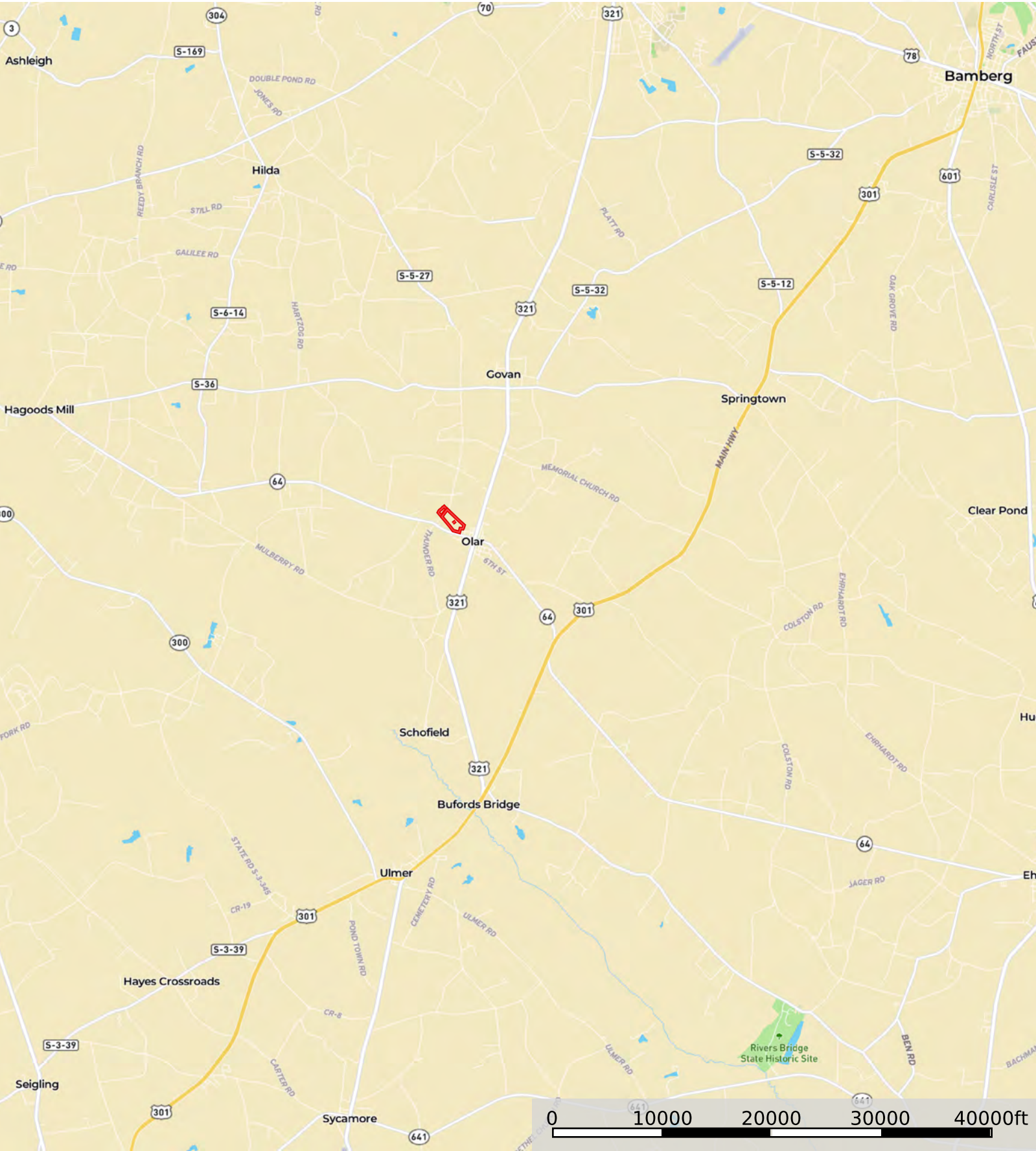
DIRECTIONS:

From the crossroads in Olar travel west on Hwy 64 for .7 miles. Turn north onto Thunder Road. Go approximately .2 mile and arrive at the property located on both sides of the Thunder Road.

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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