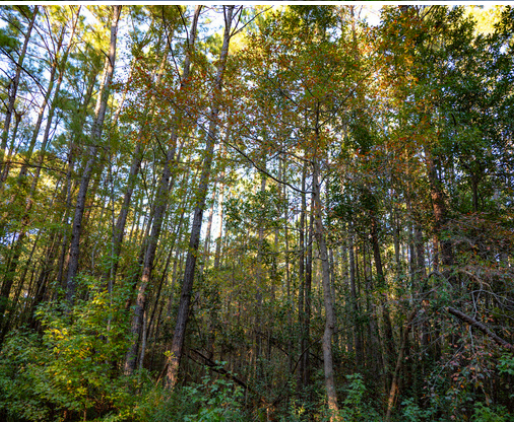




SWEETBRIAR
COLLETON COUNTY, SC
15.5 +/- ACRES
\$186,000



PROPERTY DESCRIPTION

Located near the City of Walterboro, this property presents a rare opportunity to purchase 15 contiguous acres with a wealth of possibilities. The southern boundary adjoins the private Sweetbriar community, offering approximately 950 feet of shared boundary that may provide an excellent opportunity for expansion of that development.

The western boundary fronts Lemon Road, extending roughly 320 feet across this county-maintained road. The landscape is entirely wooded, featuring a heavy stand of chip-n-saw and sawtimber-sized trees, creating a blank canvas for the next owner with endless potential.

This property could easily serve as a weekend retreat for outdoor enthusiasts, with abundant recreational opportunities such as whitetail deer and turkey hunting, ATV trail riding, and more.

PROPERTY FEATURES:

- Revenue Stream
- Proximity to Walterboro
- Entirely Wooded with Marketable Timber

DIRECTIONS:

From Walterboro, take Highway 15 north and turn left onto Estates Drive. Travel for .4 miles and turn right onto Lemon Road. In .2 miles you will arrive at the property.

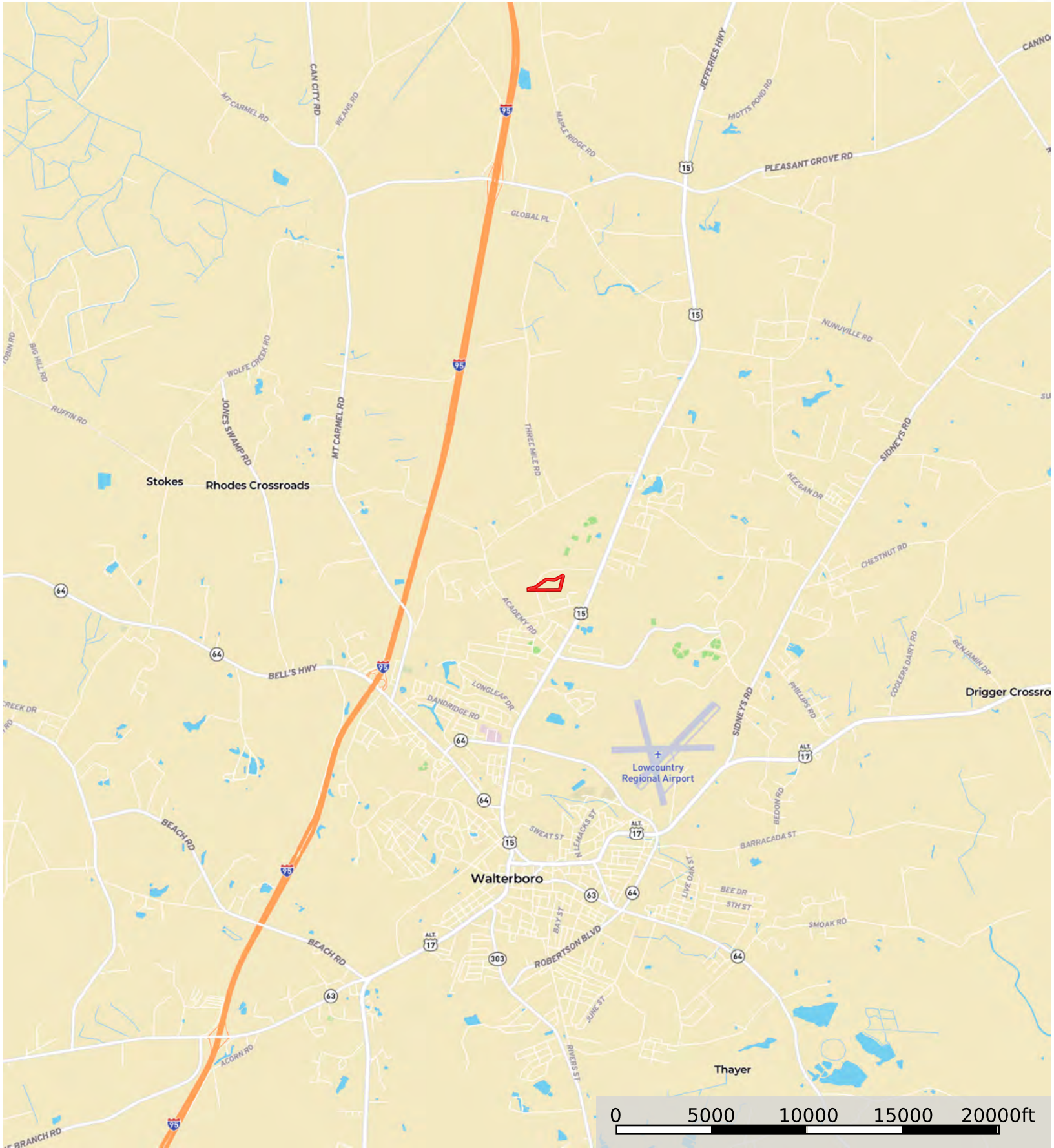
CONTACT

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www.CrosbyLandCo.com



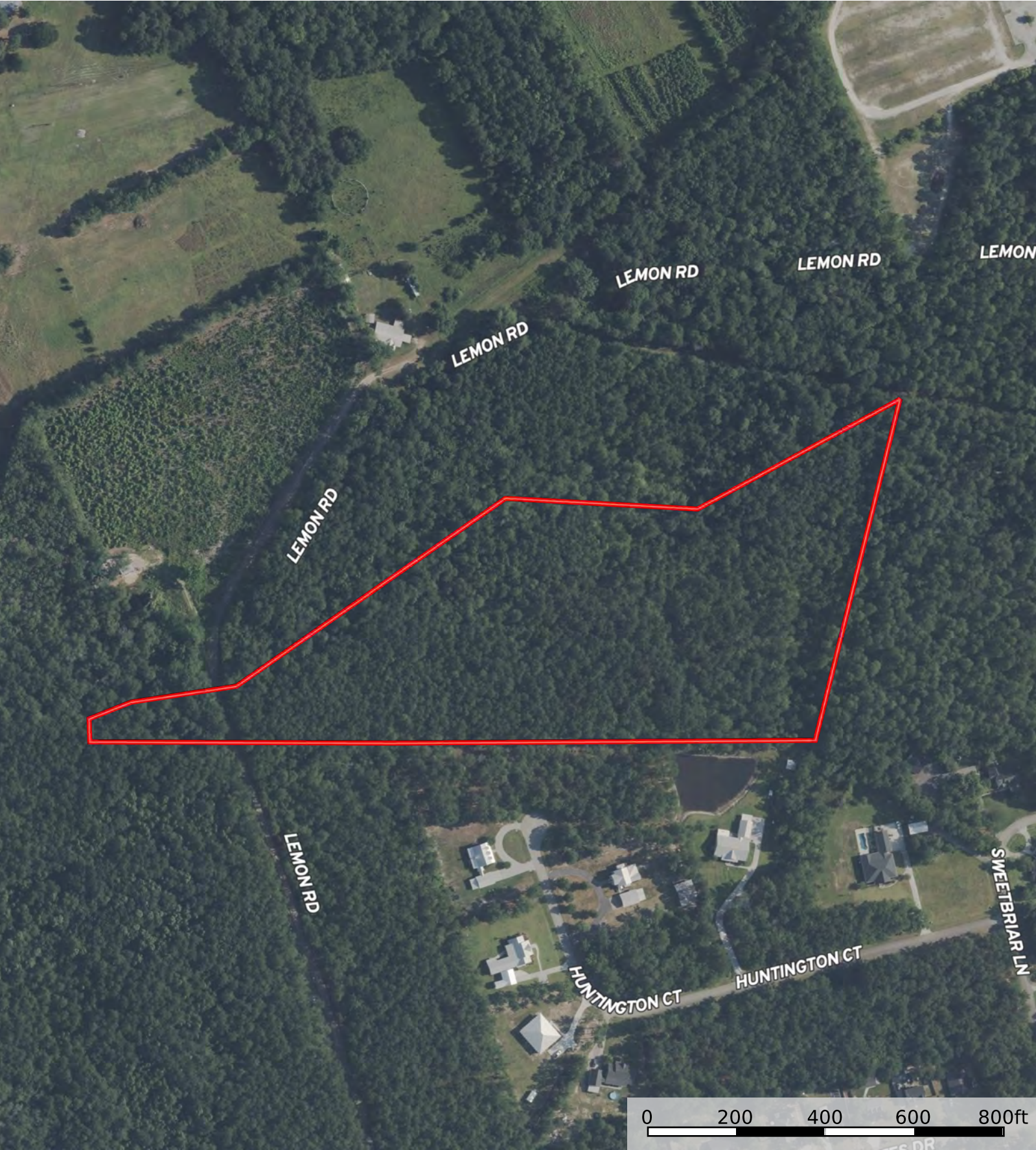
Boundary

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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