



SWEET BAY LANE
ORANGEBURG COUNTY, SC
104 +/- ACRES
\$300,000



PROPERTY DESCRIPTION

Sweet Bay Lane is located three miles northwest of Santee, SC and four miles Southeast of Elloree, SC. The property is just over an hour from Charleston, Columbia, and Florence, South Carolina. With Lake Marion only two miles away, there are several boat ramps nearby.

Sweet Bay Lane offers over 2600 feet of road frontage and backs up to several other large tracts of land. There is a mixture of young pine, mature pine and hardwood providing a diverse habitat. There are seven acres of right of way powerlines perfect for future food plots. Deer and turkey are abundant on the property and there are several established deer stands.

Currently there are 68 acres enrolled in a Wetland Reserve Program (WRP) that will expire in 2027. This restricts any forestry practices or harvesting until termination. Easement shall be made available to any prospective buyer upon request.

PROPERTY FEATURES:

- Creek bottom providing a constant water source
- Established interior road
- Timber ready for thinning in 4 years
- Established food plots and deer stands
- Road frontage

DIRECTIONS

From Charleston, head north on I-26 and take exit 169B to to merge onto I-95 towards Florence. Continue on I-95 for 13 miles and take exit 98 onto Highway 6. Head northwest on Highway 6 for three miles. Turn left onto Sweet Bay Lane and continue for 100 yards and the property gate will be on your left.

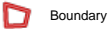
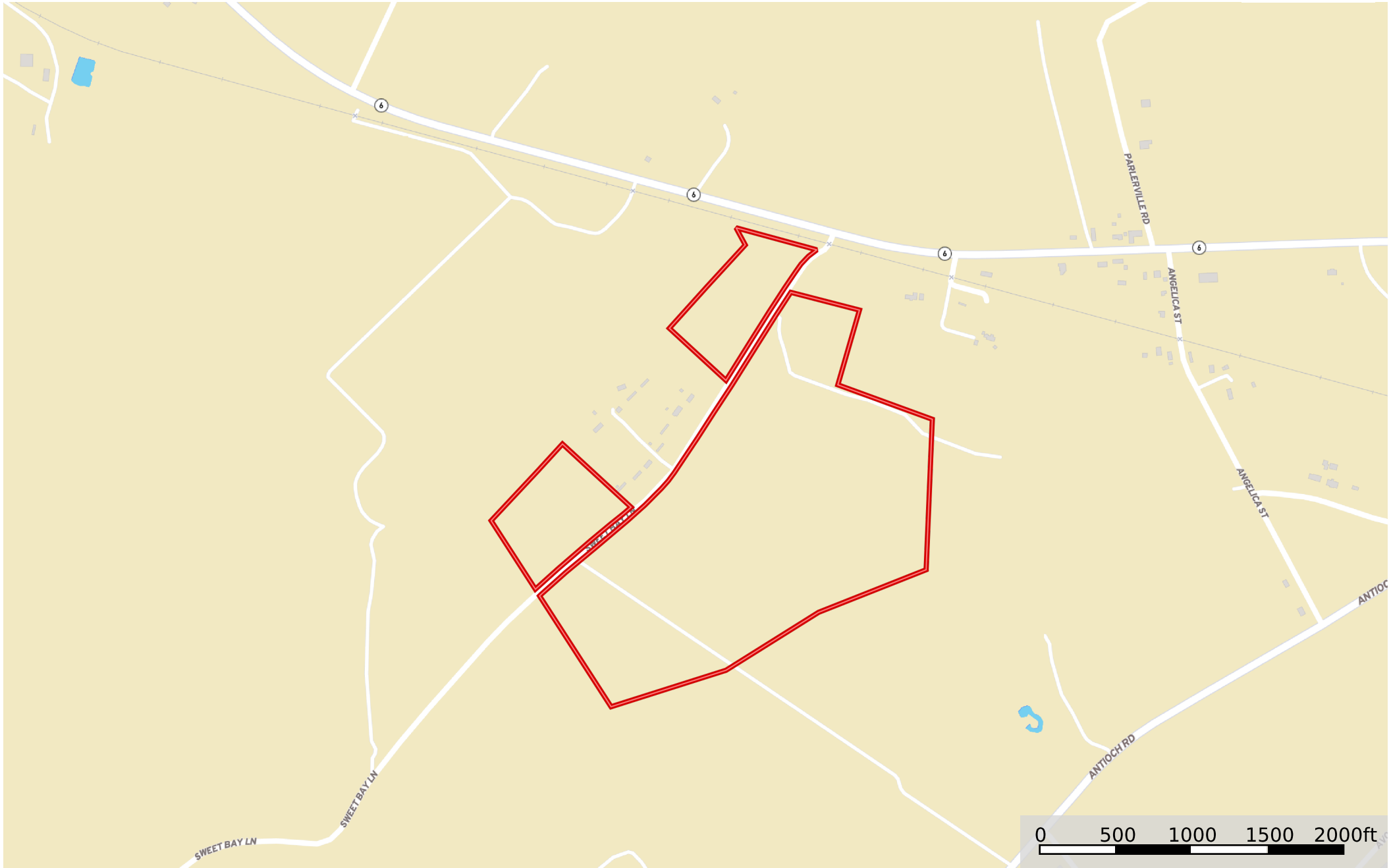
CONTACT

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Boundary

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.




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