



SINGLETON ROAD EAST

BAMBERG COUNTY, SC

26.46 +/- ACRES
\$158,760



PROPERTY DESCRIPTION

Located just 2.5 miles west of Ehrhardt, SC, this property spans along Singleton Road, offering approximately 450 feet of road frontage for easy accessibility. The tract presents both recreational and investment opportunities in a quiet, rural setting. It includes 9 acres of merchantable mixed pine and hardwood stands, which can be harvested for immediate revenue or enjoyed for hunting and other outdoor activities. The remaining 17 +/- acres feature an agricultural field with a potential homesite conveniently located adjacent to Singleton Road.

An existing well is already in place at the homesite, and electricity is available on site, making it well-equipped for a permanent residence or recreational retreat.

This property can be purchased individually or in combination with the additional 11.31 acres located across Singleton Road.

PROPERTY FEATURES:

- Agricultural Field
- Homesite In Place
- Merchantable Timber
- Existing Well & Electricity

DIRECTIONS:

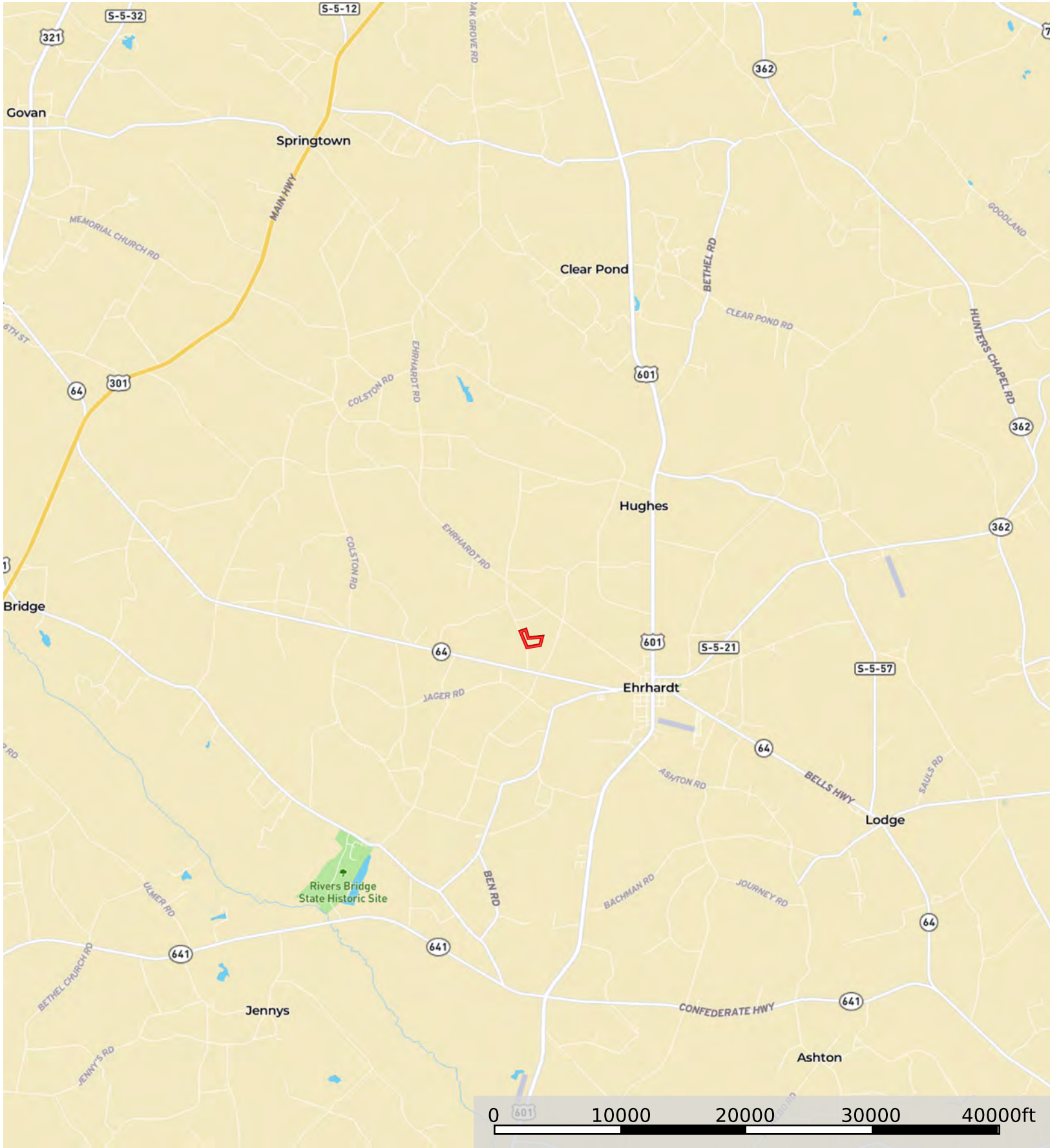
From Ehrhardt, take Hwy 64 west for 1.88 miles and turn right on Singleton Road. Travel down Singleton Road for approximately .5 miles, and the property will be on the right.

CONTACT

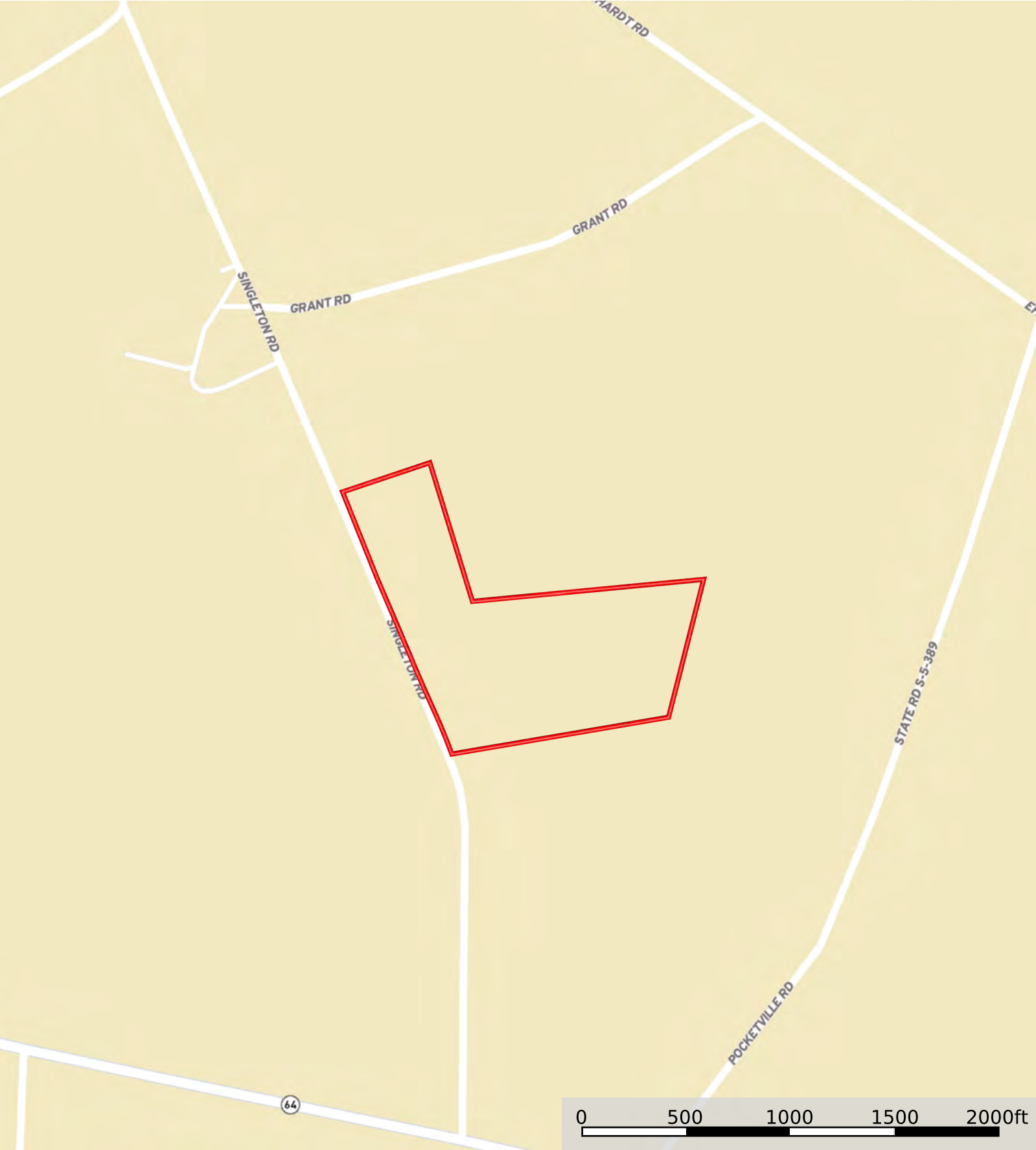
Josh Jones
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Singleton Road East
Bamberg County, South Carolina, 26.46 AC +/-



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.



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