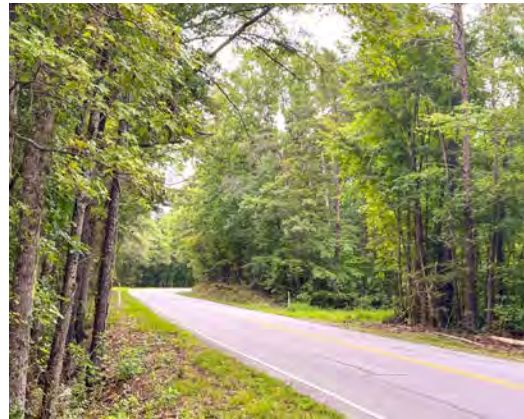




BECKHAM
LANCASTER COUNTY, SC
114 +/- ACRES
\$512,944



PROPERTY DESCRIPTION

The Beckham property offering is situated approximately 10 miles southwest of Lancaster, SC. The property is easily accessible with frontage and entry points on two paved county roads. The contour of the land has some gradual elevation changes from upland regions as it transitions to the creek bottom. The Dry Creek branch bisects the property, providing a flowing creek that adds to the natural diversity. The property is entirely wooded and consists of a 21-year-old pine plantation that has been thinned, along with a mature hardwood creek bottom.

This is a high-quality property in excellent condition, suitable for a permanent residential site, family compound, or recreational hunting property.

PROPERTY FEATURES:

- Excellent Accessibility
- Proximity to Lancaster
- Dry Branch Creek Frontage
- Well-Stocked 21 Year Old Plantation

DIRECTIONS:

From Lancaster: Take Highway 200, Great Falls Road, south for 2.8 miles and fork left onto JB Denton Road. Continue on JB Denton in a south westerly direction for 7.1 miles and the property is on the left.

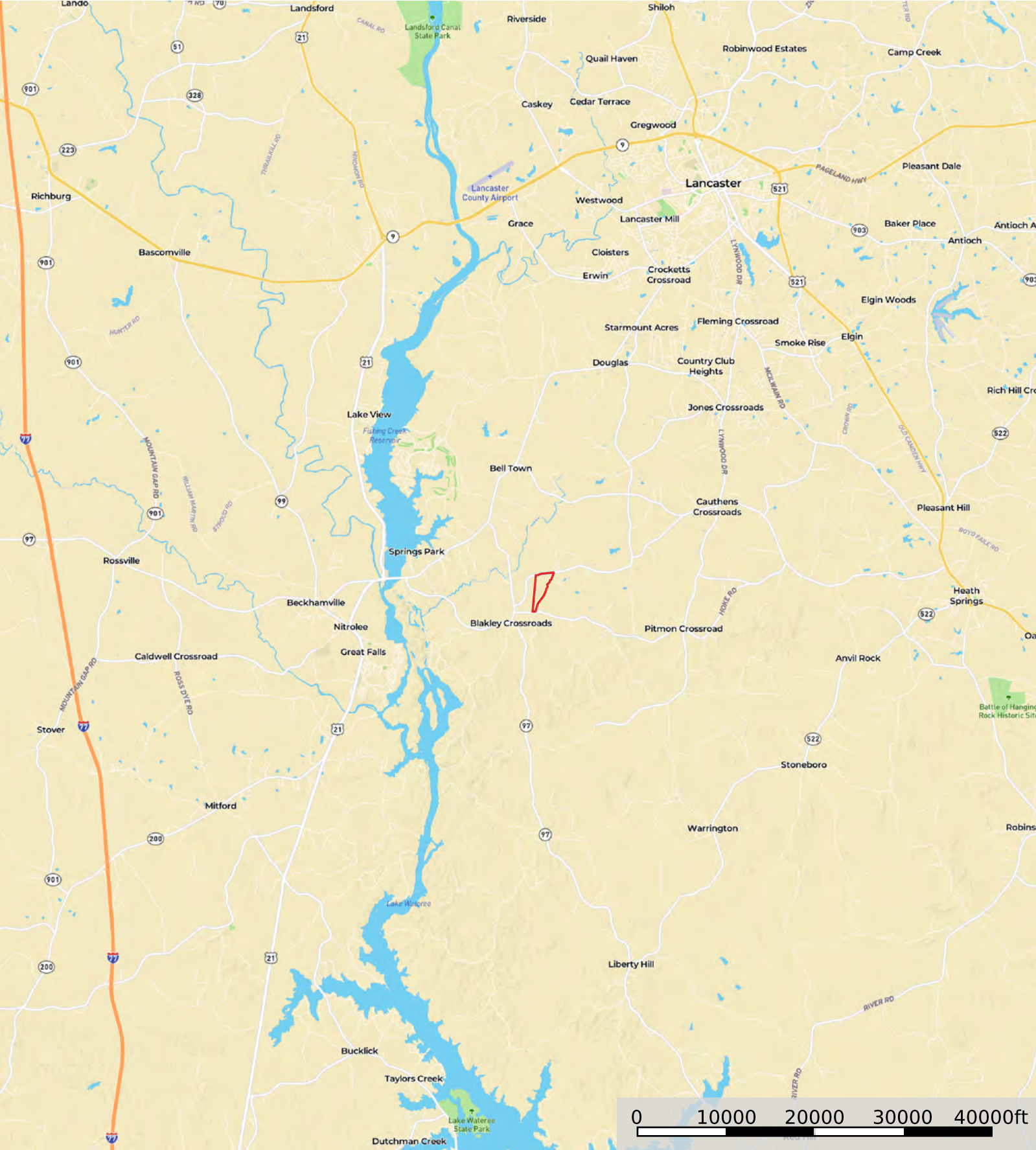
CONTACT

Todd Crosby, BIC, ALC

O: 843-782-5700

Email: toddrosby@rosbylandco.com

www.CrosbyLandCo.com



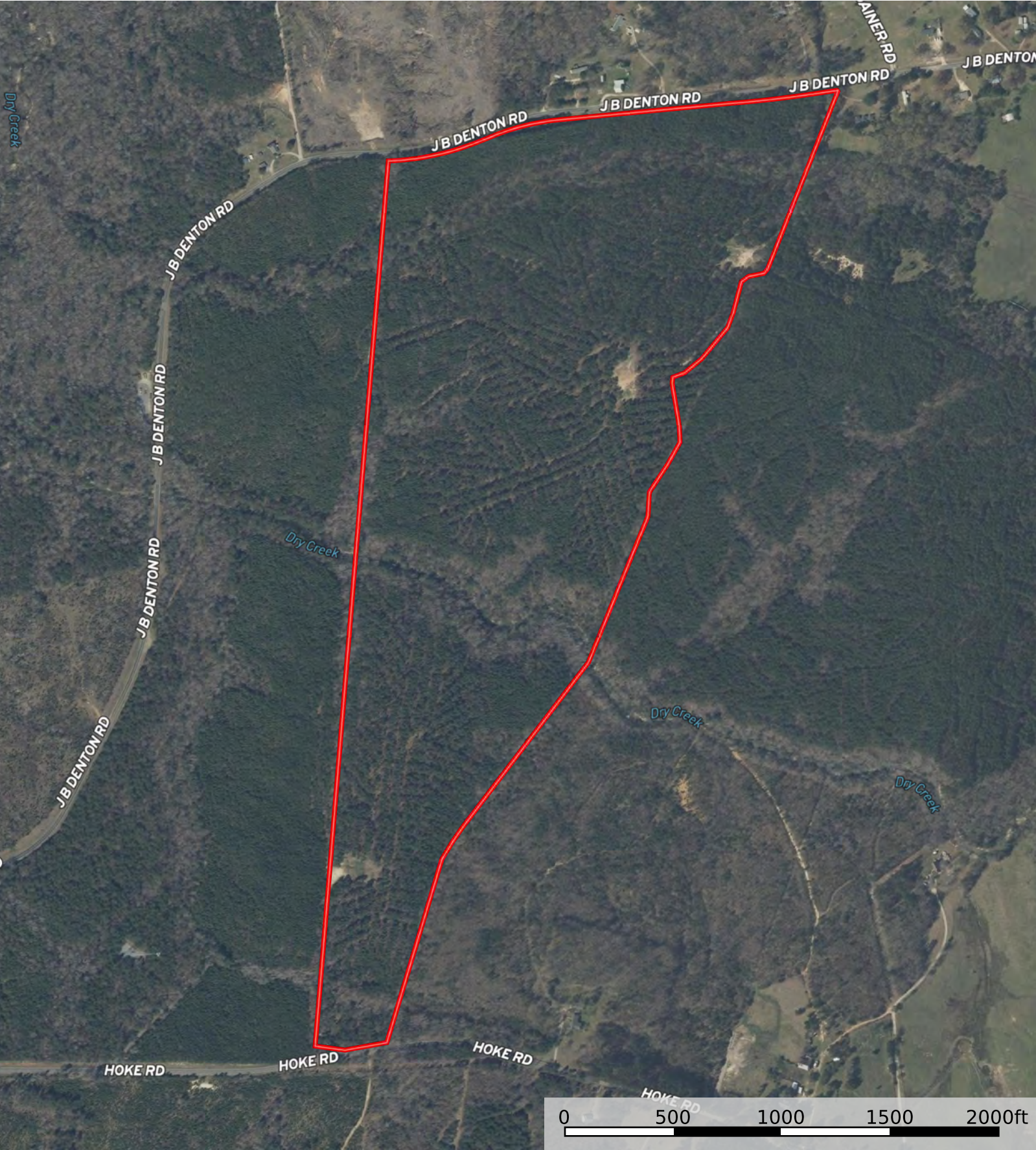
Boundary

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.



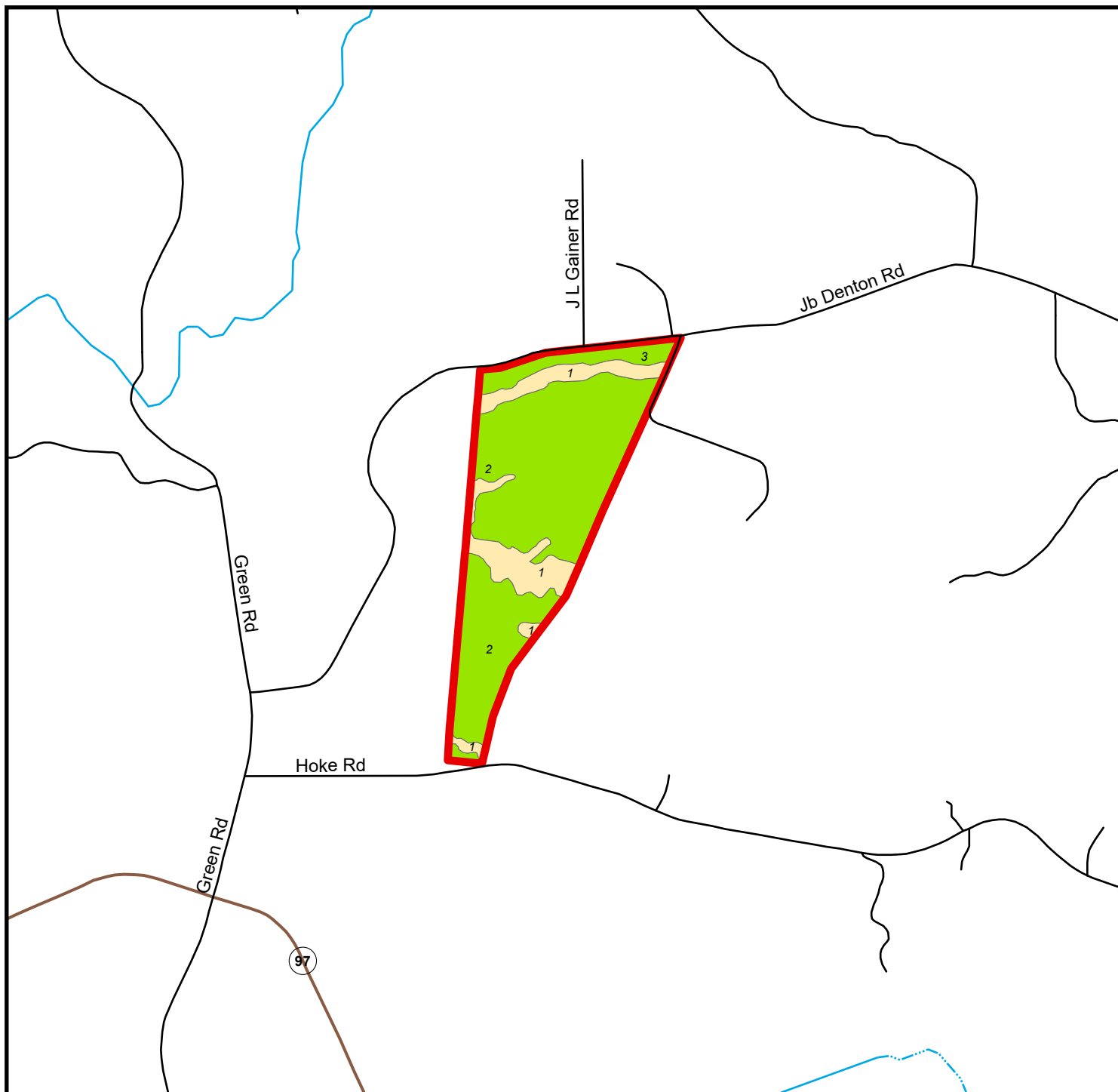
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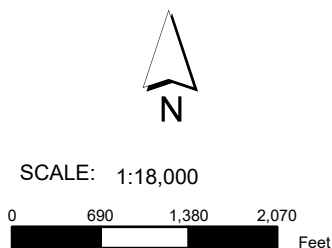
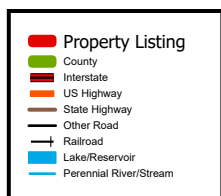


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Lancaster 602 - Beckham - Stand Map
Lancaster 602 - Beckham
Parcel # 45057Hb1000
 Lancaster County, SC - approx. 114.0 acres +/-



Stand #	Cover Type	Age	Acres
1	Hardwood	59	19.7
2	Pine Plantation >= 12 yr21		85.1
3	Pine Plantation >= 12 yr21		9.1

Smaller stands have been excluded to fit in the allowable space

The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

9/24/2025