



SCUFFLETOWN ROAD

COLLETON COUNTY, SC

77.1 +/- ACRES
\$470,000



PROPERTY DESCRIPTION

This 77.10 +/- acre property is located along Scuffletown Road in Walterboro, South Carolina, and offers a combination of recreational opportunities and investment potential.

The tract is well-suited for hunting, with approximately 6 +/- acres of tillable ground that have been historically used as a dove field, complete with a false power line already in place. A metal storage shed on site offers a convenient place to store equipment. An extensive internal road system runs throughout the property, providing easy access to all areas. The property also includes merchantable pine timberland that is ready for its first thinning, offering the potential for an early return on investment.

Although the acreage is modest, the layout gives the feel of a larger hunting property, supporting a variety of hunting strategies and wildlife management options. A .25-acre pond offers potential for fishing, and a 6 +/- acre natural wetland area could be developed into a productive waterfowl impoundment with the right infrastructure.

Located just 11 miles from Walterboro and 59 miles from Charleston, this property offers a convenient and well-rounded recreational opportunity.

PROPERTY FEATURES:

- Dove Field
- False Power Line
- 11 miles from Walterboro
- Multiple Points of Access
- Extensive Internal Road System
- Excellent Location For Waterfowl Impoundment

DIRECTIONS:

From I-95, take Exit 53. Take a right onto Sniders Highway and travel for 6.3 miles. Turn left onto Scuffletown Road and in .7 miles the property entrance will be on the right.

CONTACT

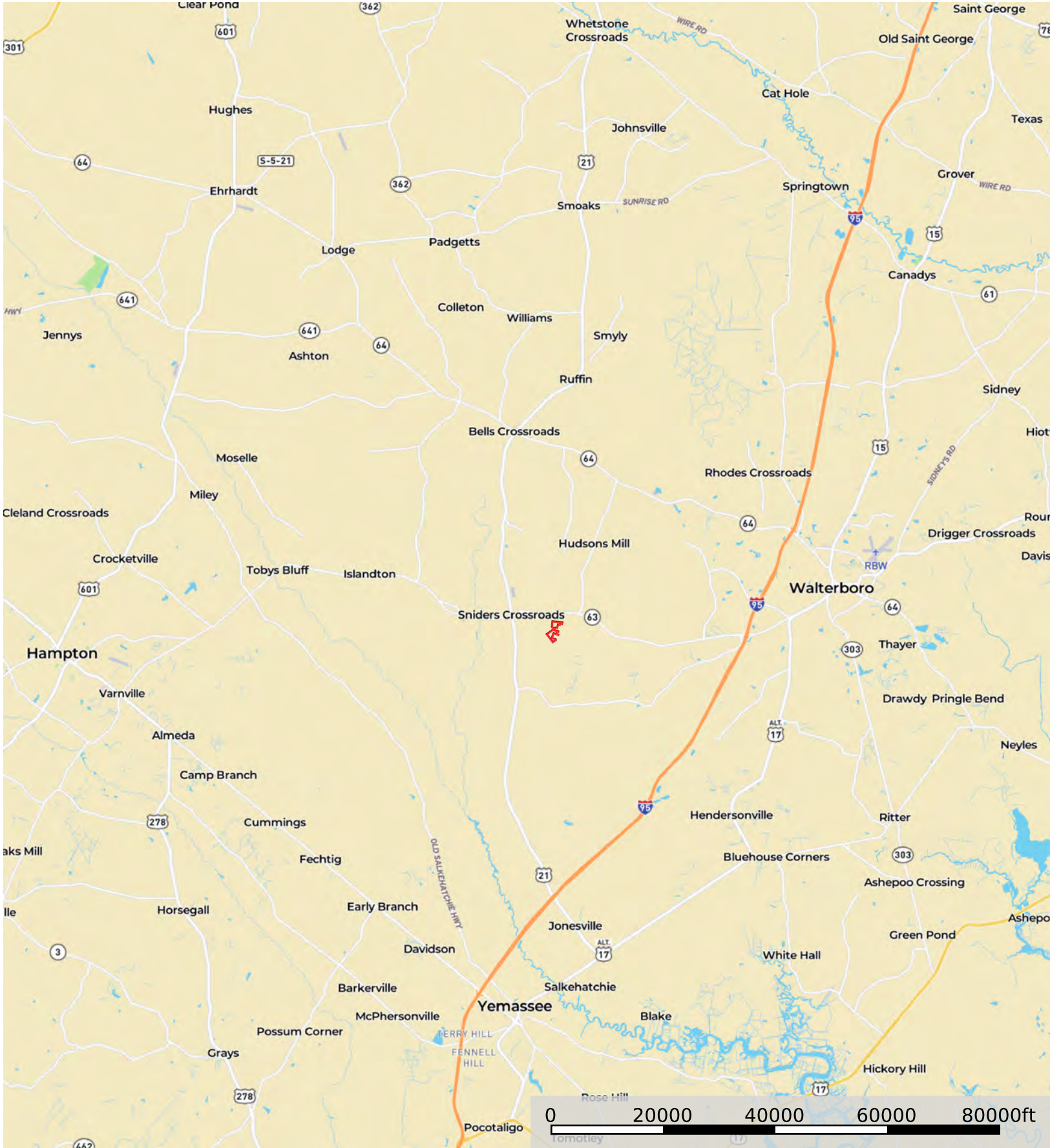
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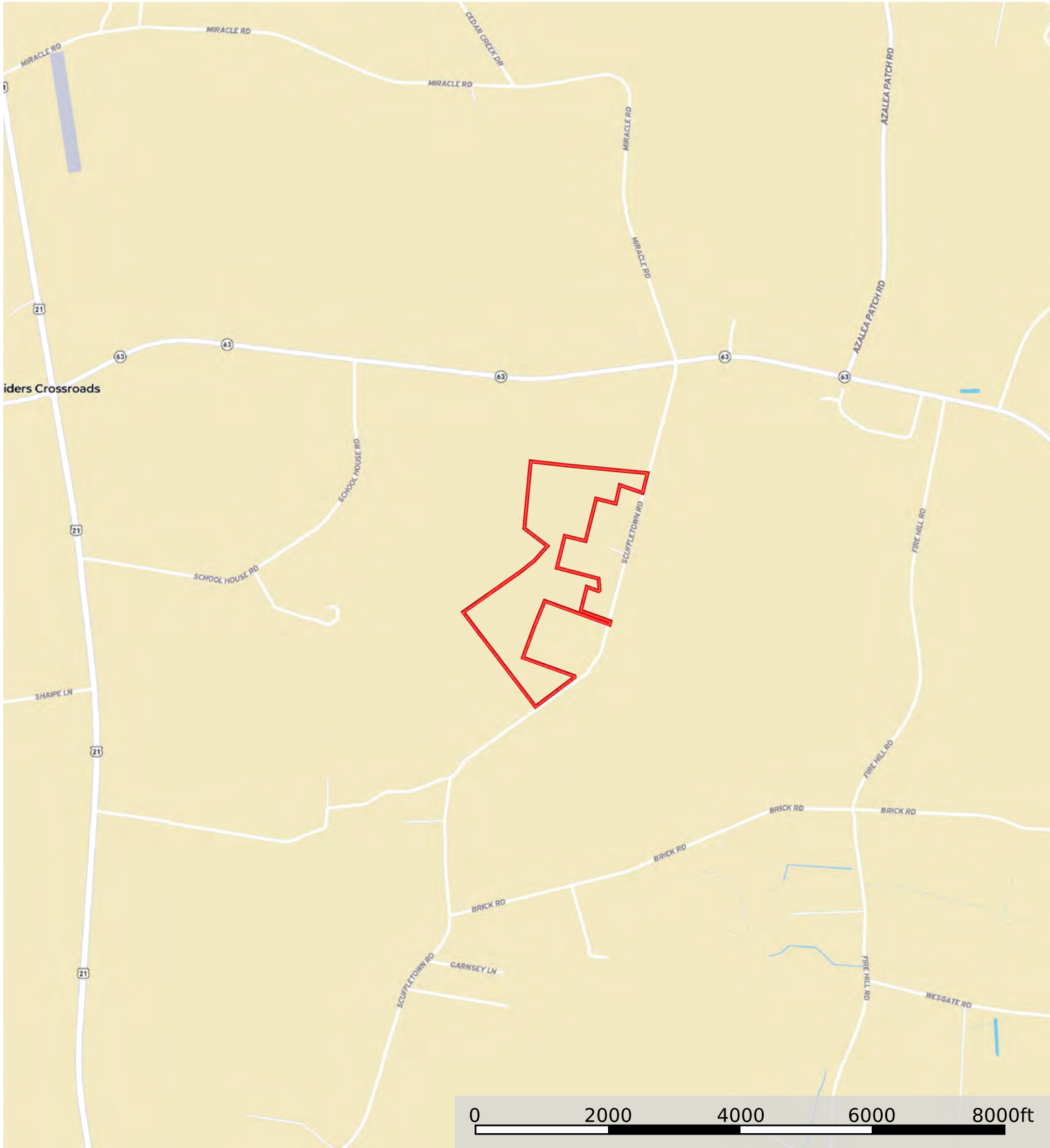
Scuffletown Road
Colleton County, South Carolina, 77.1 AC +/-



Boundary

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