



MARLOWE FARM

DARLINGTON COUNTY, SC

258 +/- ACRES

\$1,399,000



PROPERTY DESCRIPTION

258 +/- Acres of Prime Hunting, Recreational & Farmland in Darlington County with Frontage on Highway 401

An exceptional opportunity to own 258 acres of versatile land in Darlington County, SC, located directly off Highway 401 with paved road frontage for easy access. This unique tract offers a rare combination of hunting, recreational, and agricultural potential, making it ideal for outdoor enthusiasts, investors, or those seeking a private rural retreat. Approximately 80 acres of active farmland provide immediate agricultural income or expansion potential, while the remaining acreage is undergoing reforestation, enhancing long-term timber value and habitat diversity. Abundant wildlife, including deer, turkey, and dove, makes this a hunter's paradise.

Whether you're looking for a productive farm, a weekend escape, or a long-term investment, this property delivers. Don't miss this chance to secure your piece of South Carolina countryside with income-producing potential and endless outdoor possibilities.

PROPERTY FEATURES:

- Reforestation in Process
- 80 +/- Acres in Farmland
- Paved Frontage on Highway 401
- Recreational and Investment Potential
- Excellent Hunting: Deer, turkey, and Dove

DIRECTIONS:

From Darlington: Take Hwy 401 south for approximately 4.1 miles and the subject property will be on the left.

From Florence: Take Hoffmeyer Road west for 9.3 miles then turn right at the roundabout onto Hwy 401, from there travel north for 1.8 miles and the property will be on the right.

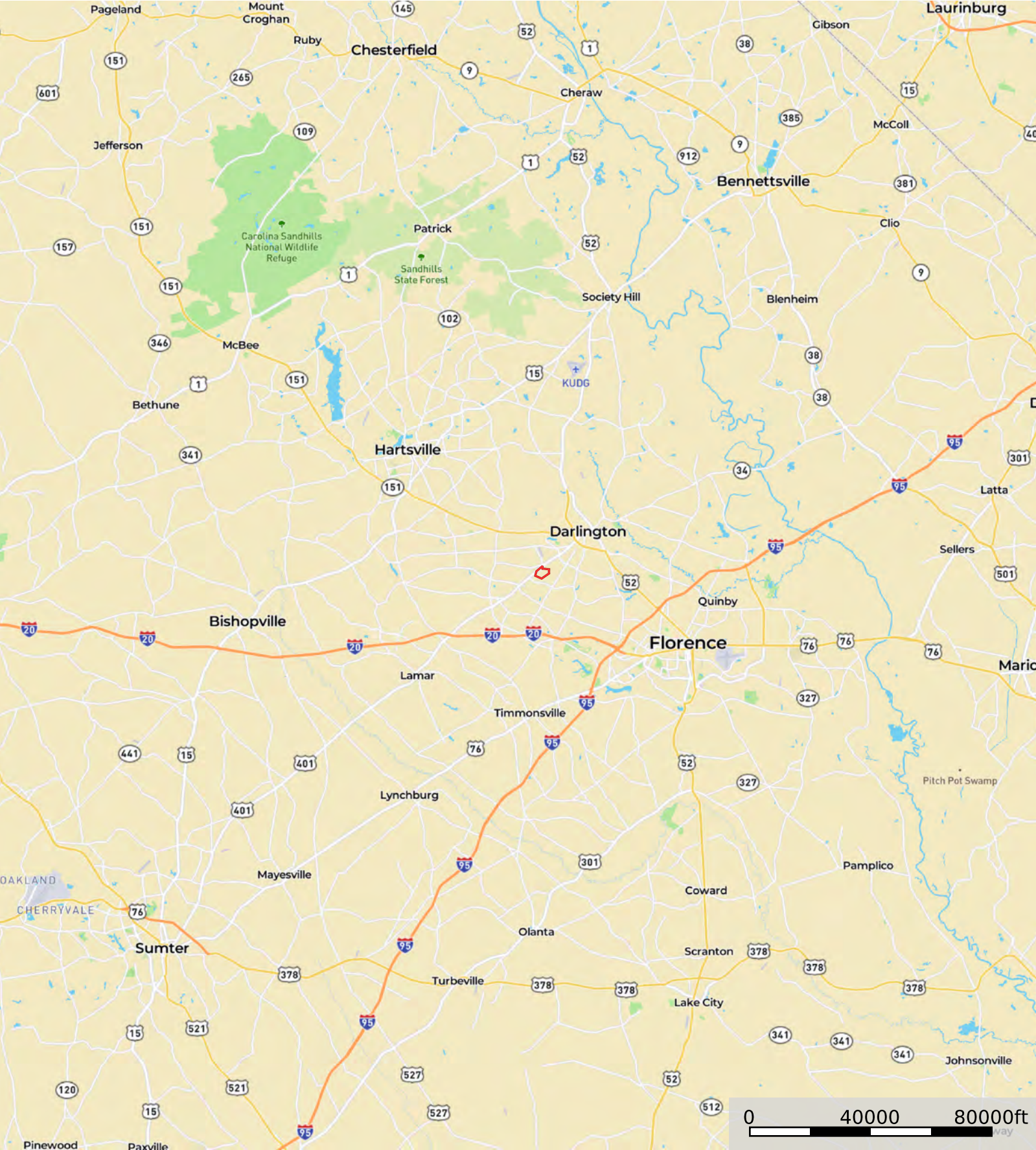
From I-20: Take exit 131 and travel north for 7.1 miles and the tract will be on your right.

CONTACT

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www.CrosbyLandCo.com

Marlowe Farm
Darlington County, South Carolina, 258 AC +/-



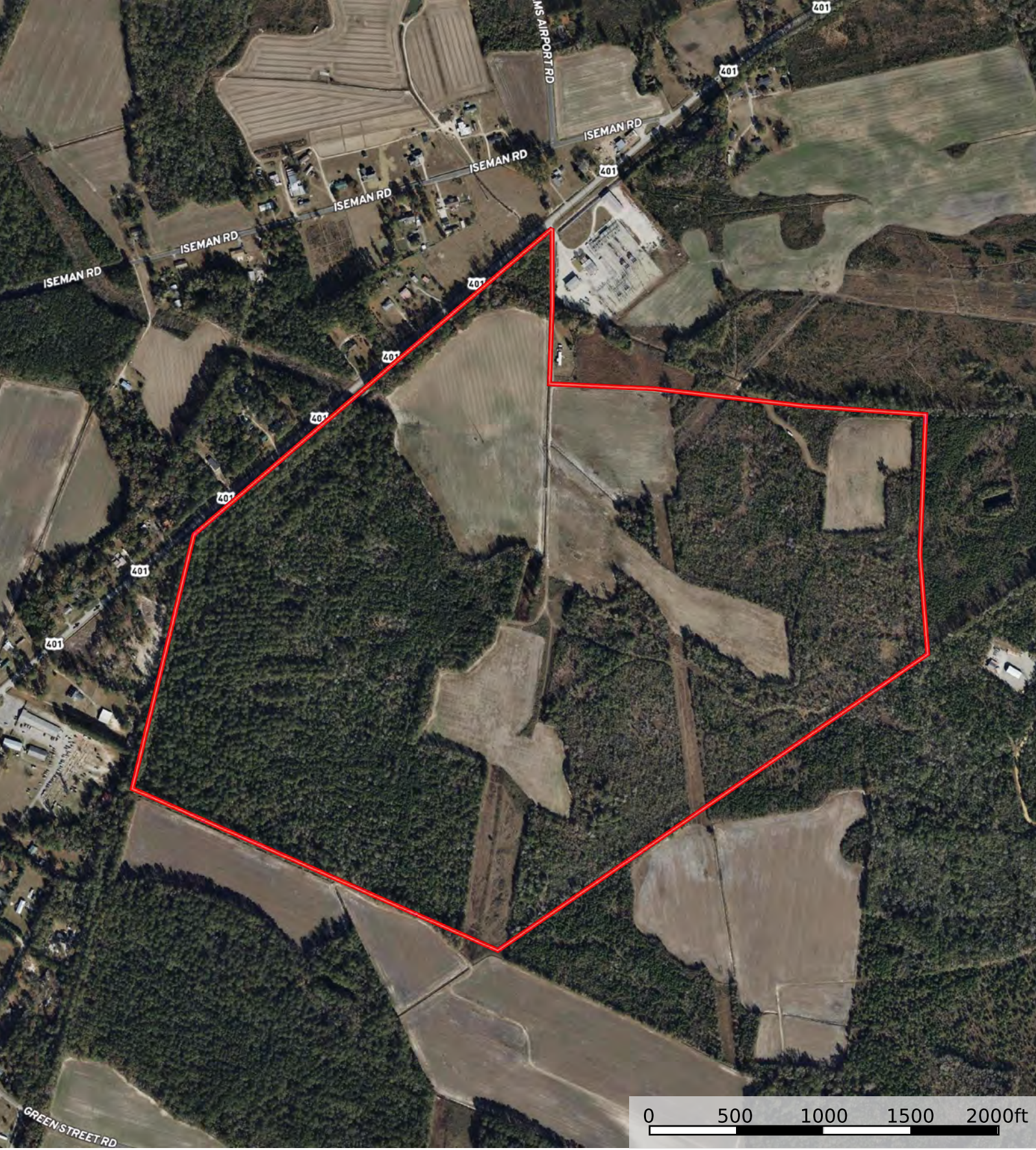
Boundary

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.



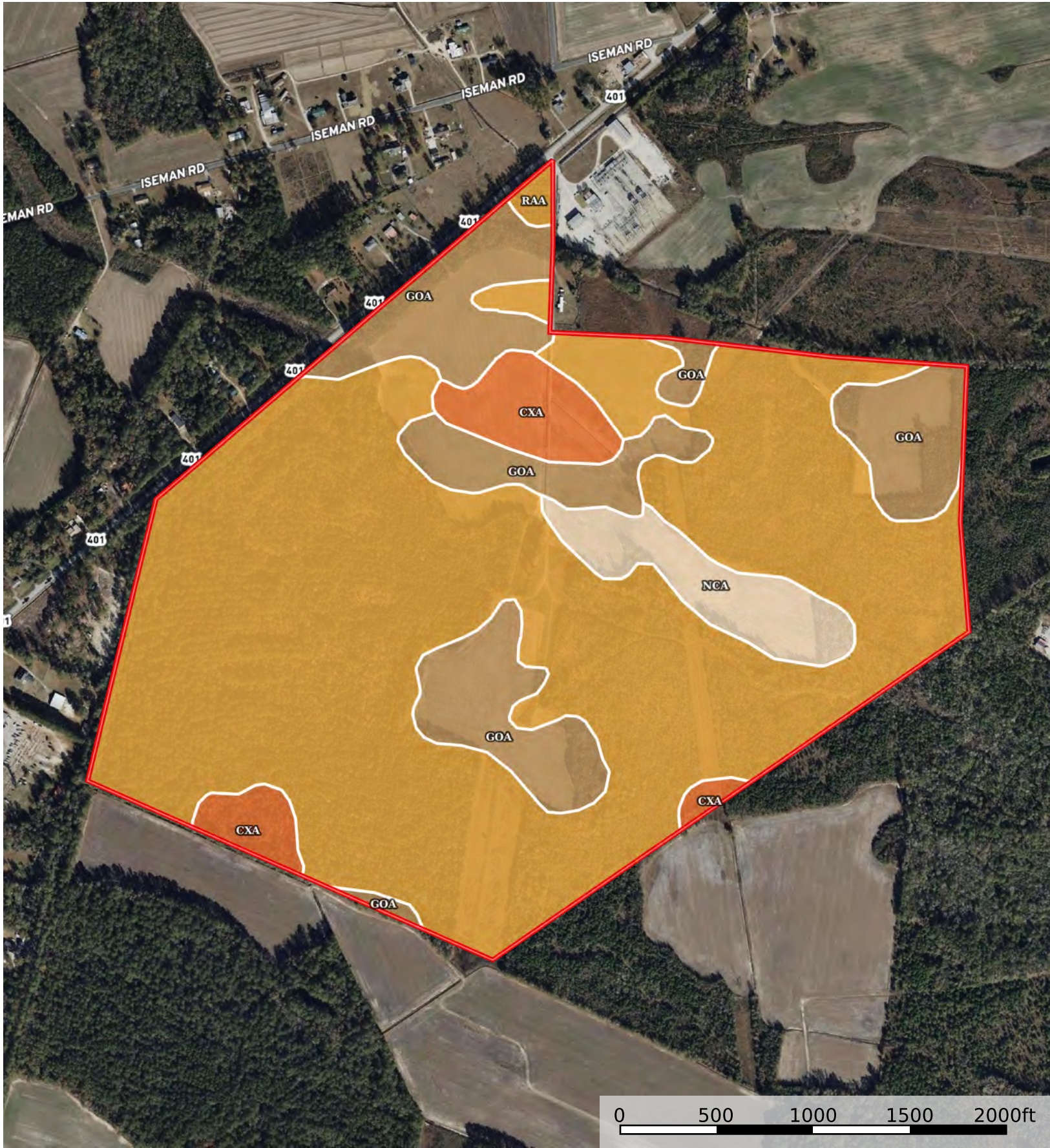
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| Boundary 253.33 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
RaA	Rains sandy loam, 0 to 2 percent slopes	183.3 2	72.36	0	50	3w
GoA	Goldsboro sandy loam, 0 to 2 percent slopes	45.35	17.9	0	72	2w
CxA	Coxville sandy loam, 0 to 2 percent slopes	12.9	5.09	0	51	3w
NcA	Noboco loamy sand, 0 to 2 percent slopes	11.76	4.64	0	62	1
TOTALS		253.3 3(*)	100%	-	54.54	2.73

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.