



**POND BRANCH**  
**LEXINGTON COUNTY, SC**  
**29.67 +/- ACRES**  
**\$290,535**



### **PROPERTY DESCRIPTION**

Located in a desirable and growing area of Lexington County, this property offers a combination of accessibility, usability, and location.

With approximately 700 feet of paved road frontage along Pond Branch Road, the tract provides excellent visibility and easy access. The land features great topography with virtually no wetlands, making it highly functional and easy to navigate. An established internal road system is already in place, adding immediate usability whether for recreation, residential use, or future plans. Positioned directly across from Praise Church and adjacent to Banks Park, the property benefits from a clean, well-kept surrounding area that offers a balance of privacy and convenience that's becoming harder to find. Situated just 2 miles from downtown Batesburg-Leesville and only 7 miles from I-20, giving you quick access to shopping, dining, and travel corridors.

The property is fully wooded with a mix of mature pine and hardwood. With public utilities available nearby and a layout that supports multiple possibilities, this tract is well-suited for residential, recreational, or long-term investment.

*Some scattered debris is located in the center of the property. Buyer to conduct all due diligence and verify condition to their satisfaction.*

### **PROPERTY FEATURES:**

- Suited For Multiple Uses
- Strong Internal Road System
- Ideal Topography & Virtually No Wetlands
- Located 2 Miles From Batesburg-Leesville
- 700 Feet of Frontage on Pond Branch Road

### **DIRECTIONS:**

From I-20 take exit 44 toward Batesburg-Leesville and continue 7.3 miles down Pond Branch Road. The property is directly on the left once you pass Banks Park.

**CONTACT**  
**JOE BENTON**  
O: 843.782.5700 - M: 803.319.1269  
Email: [joebenton@crosbylandco.com](mailto:joebenton@crosbylandco.com)  
[www.CrosbyLandCo.com](http://www.CrosbyLandCo.com)