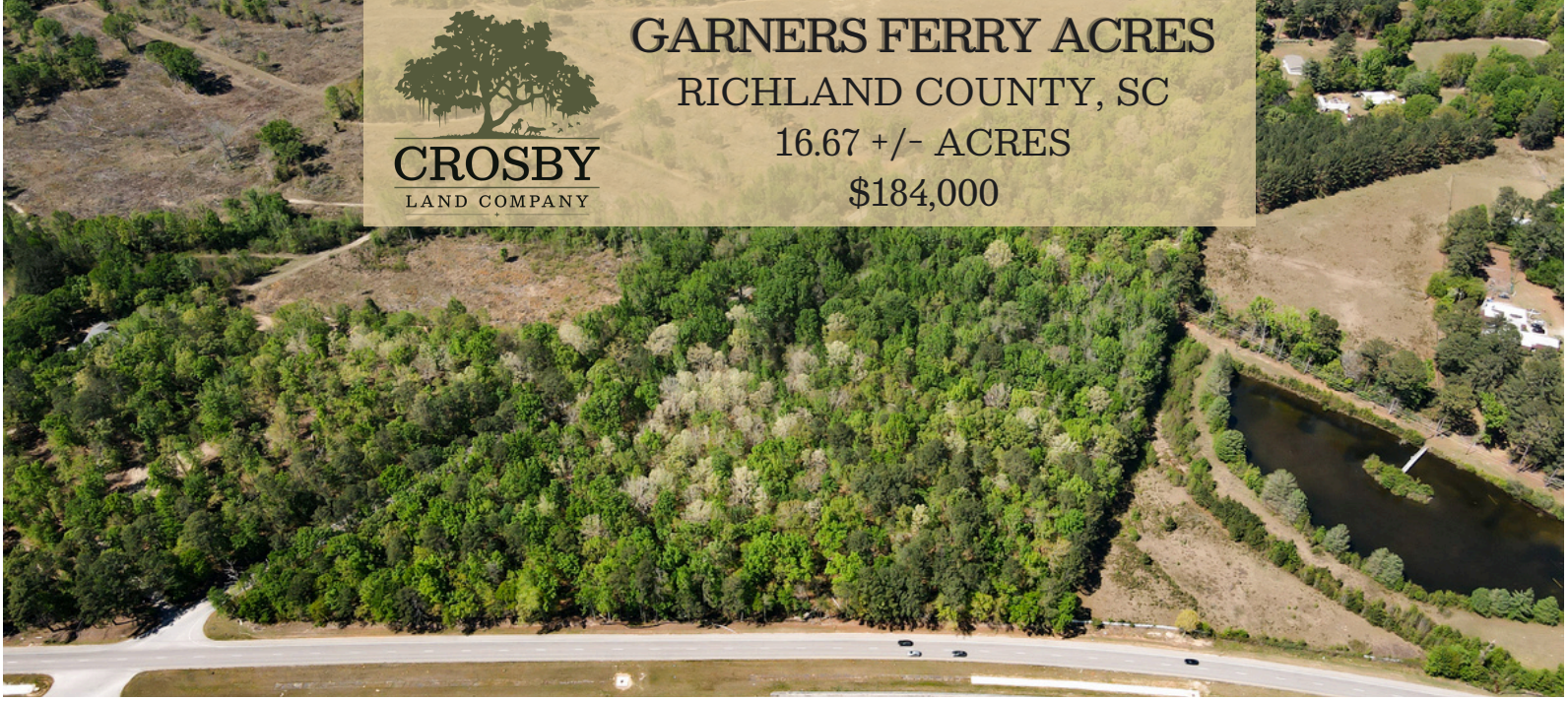
GARNERS FERRY ACRES

RICHLAND COUNTY, SC

16.67 +/- ACRES

$184,000

CROSBY LAND COMPANY









PROPERTY DESCRIPTION

Located in a growing area of Richland County, this 16.67-acre tract offers a strong combination of road frontage, accessibility, and everyday usability. The property features approximately 900 feet of frontage along Garners Ferry Road and an additional 1,500 feet along Congress Road, providing excellent access and visibility with an estimated 30,000–40,000 vehicles passing daily. Situated just 2 miles from McEntire Joint National Guard Base, the property benefits from its proximity to a steady employment base, while still offering a more rural setting. It's also conveniently located 20 miles from Columbia and 26 miles from Sumter.

The land lies well overall, with favorable topography that supports a variety of uses. Power is available, and a successful perc test has already been completed, giving a buyer a solid starting point. Zoned HM (Homestead District), the property is best suited for low-intensity uses such as a private homesite, small family subdivision, or agricultural and recreational purposes. It's a good fit for someone looking for space, flexibility, and long-term potential without the constraints of more restrictive zoning.

With strong frontage on two roads and a location that continues to see steady growth, this is a practical, well-rounded tract for a buyer looking to build, hold, or enjoy.

PROPERTY FEATURES:

- Suited For Multiple Uses
- Located 2 Miles From McEntire
- Located Between Columbia & Sumter
- Excellent Visibility (30,000-40,000 Vehicles Daily)
- Substantial Road Frontage On Garners Ferry & Congress Road

DIRECTIONS:

From Columbia: Take Garners Ferry Road (US-76/378) southeast out of Columbia and continue for approximately 18–20 miles. You will pass McEntire Joint National Guard Base. After passing the base, continue for about 2 miles and the property will be on your left at Garner's Ferry Road and Congress Road. Once you turn down Congress the property will be on the right side of the road.

From Sumter: Take US-76/378 West toward Columbia and continue for approximately 24–26 miles. You will pass the property for about 900 feet on your right and when you come to Congress Road turn right. The property will also be directly on your right as you go down Congress.

CONTACT

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