



HIGHWAY 178 RETREAT

LEXINGTON COUNTY, SC

100 +/- ACRES

\$694,999



PROPERTY DESCRIPTION

A true sportsman's retreat with exceptional investment potential, this approximately 100-acre tract consists of two contiguous parcels, one located in Lexington County and one located in Orangeburg County, offering an outstanding combination of hunting, recreation, timber, and future development opportunities. Pine timber with a mix of hardwoods, a healthy deer population, multiple food plot locations, existing stand locations, and an established internal road system create an ideal setup for the avid hunter and outdoorsman. Adding to its appeal as a premier hunting property, Orangeburg County ranks second in the state for producing large trophy bucks. Two gated access points provide convenient entry to the property, while sandy soils and predominantly flat topography further enhance its recreational appeal.

The property's approximately 1,752 feet of frontage along Highway 178 North adds significant accessibility, visibility, and long-term upside. The substantial road frontage, overall acreage, and location create potential for future residential development or subdivision, providing flexibility well beyond its recreational value. While a gas line easement crosses a portion of the property, the majority of the tract remains highly functional for hunting, recreation, timber, and potential future development. The existing pine timber also provides an attractive long-term timber investment opportunity with future income potential.

Whether you're looking for a private hunting retreat, recreational getaway, timber investment, or land with future development and subdivision potential, this property offers the size, location, access, and versatility to make it an exceptional long-term investment.

****Owner will consider subdividing the property****

PROPERTY FEATURES:

- Established Food Plots
- Development Potential
- Existing Stand Locations
- Two Gated Access Points
- 1,752± Feet Road Frontage
- Timber Investment Potential

DIRECTIONS:

Place the following GPS coordinates into your mobile navigation app: 33.656909, -81.175357

CONTACT

Benjamin Estroff
C: 706-799-9149

Email: benestroff@crosbylandco.com
www.CrosbyLandCo.com