



# LITTLE SWAMP ROAD

COLLETON COUNTY, SC

128 +/- ACRES

\$640,000



## PROPERTY DESCRIPTION

The Little Swamp Road Tract is a premier recreational and timber investment property located in Northwest Colleton County on Little Swamp Road. Encompassing approximately 128 acres, this diverse tract offers an exceptional blend of income-producing timber, quality wildlife habitat, and outstanding recreational opportunities. The property features approximately 41.53± acres of merchantable pine plantation that is ready for thinning, providing an opportunity to generate near-term income while simultaneously enhancing wildlife habitat and improving overall stand health. An additional 33.17± acres of naturally regenerated timber offer excellent long-term investment potential and could also be reclaimed for use as pastureland, agricultural fields, or a future dove field. Complementing the landscape are 53.3± acres of natural pine and hardwood timberland, creating exceptional habitat diversity and natural food sources that support abundant wildlife populations. Carefully laid out with the outdoorsman in mind, the property includes an established internal road system that allows convenient access throughout the tract, multiple established food plot locations, wet weather pond, and a scenic creek that further enhances both the scenic appeal and functionality of the land. The combination of mature timber, natural cover, water sources, and open areas creates ideal habitat diversity for deer and wild turkey. Whether you are looking for a premier hunting property, recreational retreat, timber investment, or future homesite, the Little Swamp Road Tract offers the privacy, versatility, and natural beauty that are becoming increasingly difficult to find in the South Carolina Lowcountry

## PROPERTY FEATURES:

- Private
- Electricity
- Creek Frontage
- Diverse Habitat
- Merchantable Pine Timberland

## DIRECTIONS:

From Bells Crossroads head NW on Hwy 64 W in .6 miles turn right onto Williams Rd. In 2.3 miles turn left onto Garris Ave. In 2.7 miles turn left onto Lumber Rd. In 1.8 miles turn right onto Lodge Hwy. In .8 miles turn left onto Buckhead Rd. In .5 turn left onto Little Swamp Rd. in .3 miles the property will be on the left.

## CONTACT

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