



AMERSON FARM
DARLINGTON COUNTY, SC
128.33 +/- ACRES
\$460,000



PROPERTY DESCRIPTION

The Amerson Farm Tract is located along East Lynch River Rd in Darlington County, SC. The property offering is conveniently located only 25 miles from Florence and only 33 miles from Camden.

The landscape of the property consists of approximately 37.6 +/- AC of fallow fields that give way to 90.73 +/- of merchantable bottomland hardwood. The fallow fields were used in a cattle operation in the past and are currently fenced with 4 strand barbed wire. The open fields would serve as an excellent location for livestock, a dove field, or even an excellent location for wildlife planting to help maximize the recreational potential for this tract. In addition, the offering contains an excellent internal road that traverses through the bottomland hardwood leading you to a high river bluff over looking the Lynch River. While boasting over 1,500 feet of Lynch River frontage there is also a private river cabin with a well and electrical service already established. The river cabin is an ideal location for a hunting camp and would even make an excellent location to host family gatherings overlooking the river. In addition there is also a private boat ramp on site which will allow you to launch your boat and explore all the Lynch River has to offer such as freshwater fishing, kayaking, and even waterfowl hunting during the winter months. This an excellent recreational property as the opportunities are truly endless.

This offering is well suited for a multitude of applications such as a small cattle farm, excellent outdoor recreational tract, and would even make an excellent permanent residential site in a quiet rural area.

PROPERTY FEATURES:

- Over 1,500 feet of frontage along Lynch River
- Boat Ramp
- Freshwater Fishing
- River Cabin
- Fenced fields and pastureland

DIRECTIONS

From Lamar, head southwest on US-401. Continue for 3.6 miles then take a left onto East Lynch River Road. The entrance to the property will be on your right in .8 miles.

CONTACT

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