



COXE ROAD FARM

MARLBORO COUNTY, SC
143.16 +/- ACRES
\$357,900



PROPERTY DESCRIPTION

This 143.16-acre property presents an exceptional opportunity for both recreation and long-term investment. Conveniently located just 7 miles from Bennettsville, the tract offers excellent accessibility with over 7,000 feet of paved road frontage on two sides, providing convenient access or potential subdivision opportunities.

The property is planted in 8-year-old pine trees, positioned to generate revenue streams. A natural branch flows along the back property line, adding scenic character while also serving as a dependable water source for wildlife.

With its balance of timber production, recreational use, and investment potential, this tract is well-suited for hunting, outdoor enjoyment, and sustainable land ownership. Its size, location, and dual road frontage make it an attractive option for investors, landowners, or anyone seeking a versatile property in Marlboro County.

PROPERTY FEATURES:

- Excellent Hunting & Recreation
- Long-Term Investment Potential
- Over 7000 Feet of Paved Road Frontage on Two Sides

DIRECTIONS:

From Blenheim: Take Gravel Pit Rd 1.6 miles, stay left, and continue for another 1.6 miles. Turn left on Coxe Rd and travel 1.4 miles. The property is at the intersection of Coxe and Marlboro roads.

From Bennettsville: Head south on Salem Rd toward State Rd S-35-428 and travel for 5.8 miles. Turn right on Coxe Rd and in 2.0 miles, the property is at the intersection of Coxe and Marlboro roads.

CONTACT

Clem Coleman, SC RF#1813

C: 843-601-3050

Email: clemcoleman@crosbylandco.com

Todd Crosby, BIC, ALC

O: 843-782-5700

Email: toddrosby@crosbylandco.com

www.CrosbyLandCo.com