



# LITTLE FORK TRACT

## CHESTERFIELD COUNTY, SC

99 +/- ACRES  
\$495,000



### PROPERTY DESCRIPTION

Little Fork Tract, just 1 hour southeast of Charlotte, NC, and 1.5 hours northeast of Columbia, SC, offers exceptional potential for residential development, timber investment, or recreation.

Approximately 80% of the property has undergone a recent pine harvest, creating a clean slate for replanting or development. The balance features mature hardwood stands with intermittent and perennial stream bottoms, supporting wildlife and scenic beauty. Over 80% of the land consists of well-drained sandy soils, well-suited for reforestation, farming, or building. With its location, soils, and topography, this property stands out as an excellent opportunity for residential development, timber replanting, or a recreational retreat.

### PROPERTY FEATURES:

- Well-Drained Sandy Soils
- 40 Miles Southeast of Charlotte, NC
- 60 Miles Northeast of Columbia, SC
- Intermittent & perennial stream bottoms along Little Fork Creek
- Potential for Residential Development, Timber Investment, or Hunting Opportunities

### DIRECTIONS:

From Highway 601 turn onto Terrell Williams Road. A Crosby Land Company sign will mark the easement used to get to the north end of the property.

### CONTACT

Tripp Boseman  
843-893-8002

Email: [trippboseman@gmail.com](mailto:trippboseman@gmail.com)  
[www.CrosbyLandCo.com](http://www.CrosbyLandCo.com)