



# MARLOWE FARM

## DARLINGTON COUNTY, SC

258 +/- ACRES

\$1,399,000



### PROPERTY DESCRIPTION

258 +/- Acres of Prime Hunting, Recreational & Farmland in Darlington County with Frontage on Highway 401

An exceptional opportunity to own 258 acres of versatile land in Darlington County, SC, located directly off Highway 401 with paved road frontage for easy access. This unique tract offers a rare combination of hunting, recreational, and agricultural potential, making it ideal for outdoor enthusiasts, investors, or those seeking a private rural retreat. Approximately 80 acres of active farmland provide immediate agricultural income or expansion potential, while the remaining acreage is undergoing reforestation, enhancing long-term timber value and habitat diversity. Abundant wildlife, including deer, turkey, and dove, makes this a hunter's paradise.

Whether you're looking for a productive farm, a weekend escape, or a long-term investment, this property delivers. Don't miss this chance to secure your piece of South Carolina countryside with income-producing potential and endless outdoor possibilities.

### PROPERTY FEATURES:

- Reforestation in Process
- 80 +/- Acres in Farmland
- Paved Frontage on Highway 401
- Recreational and Investment Potential
- Excellent Hunting: Deer, turkey, and Dove

### DIRECTIONS:

**From Darlington:** Take Hwy 401 south for approximately 4.1 miles and the subject property will be on the left.

**From Florence:** Take Hoffmeyer Road west for 9.3 miles then turn right at the roundabout onto Hwy 401, from there travel north for 1.8 miles and the property will be on the right.

**From I-20:** Take exit 131 and travel north for 7.1 miles and the tract will be on your right.

### CONTACT

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