

Spears Tract (CNC 6237)
Wallace, SC 29596

\$96,160
29.700± Acres
Marlboro County



MORE INFO ONLINE:

1

**[https://www.mossy oakproperties.com/
oak-properties-rural-land-
investments/](https://www.mossy oakproperties.com/oak-properties-rural-land-investments/)**

Spears Tract (CNC 6237)
Wallace, SC / Marlboro County

SUMMARY

City, State Zip

Wallace, SC 29596

County

Marlboro County

Type

Timberland, Hunting Land, Farms

Latitude / Longitude

34.719815 / -79.841602

Acreage

29.700

Price

\$96,160

Property Website

<https://www.mossoakproperties.com/property/spears-tract-cnc-6237-marlboro-south-carolina/49088/>



MORE INFO ONLINE:

<https://www.mossoakproperties.com/oak-properties-rural-land-investments/>

Spears Tract (CNC 6237)
Wallace, SC / Marlboro County

PROPERTY DESCRIPTION

Spears Tract

The Spears Tract (CNC 6237) is a quietly located tree farm in Marlboro County near the rural town of Patrick, SC. This property consists of 29.7 acres, with 20.4 acres of pines planted in 2021 and the remaining acreage containing hardwoods.

This is an excellent opportunity for ownership of a property with both recreational opportunities for hunting whitetail deer or wild turkey as well as a timberland investment component.

The Spears Tract would provide an opportunity to have a residence with enough acreage for a small farm while still being close to the Town of Cheraw for basic shopping and within commuting distance of the Florence area.

The Spears Tract is located just an 8 mile drive from Wallace and is a pleasant 10 mile drive to Cheraw or Rockingham is within a 15 minute drive.



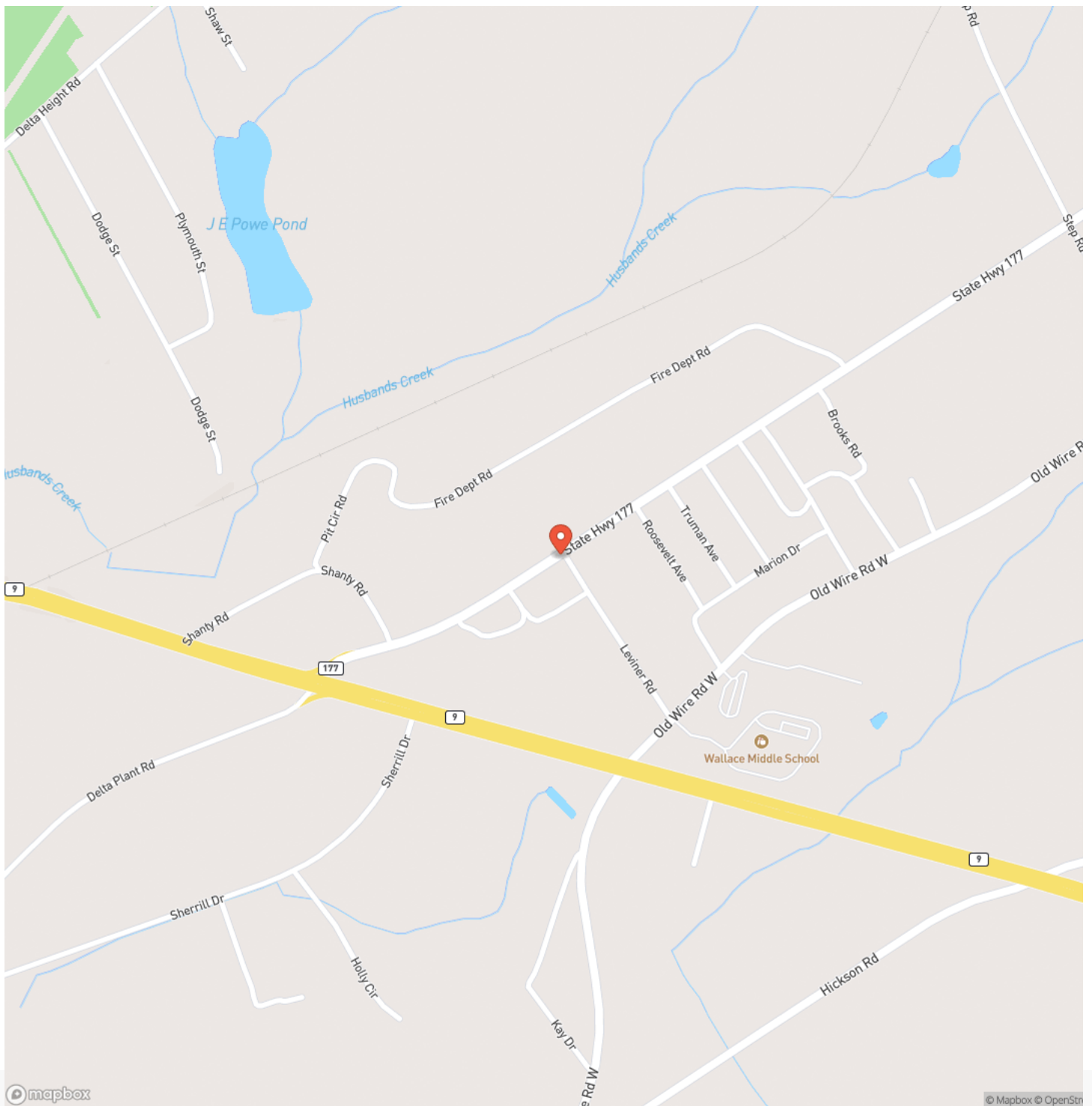
Spears Tract (CNC 6237)
Wallace, SC / Marlboro County



MORE INFO ONLINE:

**[https://www.mossyoakproperties.com/
oak-properties-rural-land-
investments/](https://www.mossyoakproperties.com/oak-properties-rural-land-investments/)**

Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

Spears Tract (CNC 6237)
Wallace, SC / Marlboro County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dave Hegler

Mobile

(803) 920-5819

Office

(803) 722-1124

Email

dhegler@mossyoakproperties.com

Address

245 Stoneridge Drive

City / State / Zip

Columbia, SC 29210

NOTES



MORE INFO ONLINE:

7

**[https://www.mossyoakproperties.com
oak-properties-rural-land-
investments/](https://www.mossyoakproperties.com/oak-properties-rural-land-investments/)**

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**[https://www.mossyoakproperties.com
oak-properties-rural-land-
investments/](https://www.mossyoakproperties.com/oak-properties-rural-land-investments/)**

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Rural Land Investments

245 Stoneridge Drive

Columbia, SC 29210

(803) 722-1124

<https://www.mossy oakproperties.com/office/mossy-oak-properties-rural-land-investments/>



MORE INFO ONLINE:

[https://www.mossy oakproperties.com/
oak-properties-rural-land-
investments/](https://www.mossy oakproperties.com/oak-properties-rural-land-investments/)