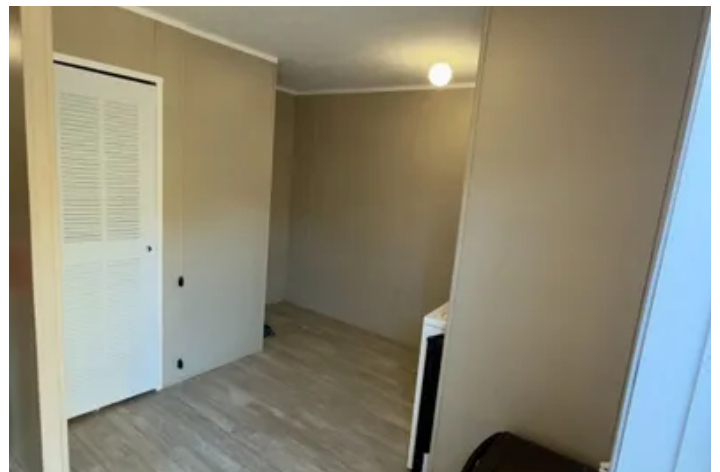


**UNDER CONTRACT!! 22.33 acres with mobile home in
Dillon County SC!
2249 Joann Branch rd
Lake View, SC 29563**

\$355,000
22.33± Acres
Dillon County



**UNDER CONTRACT!! 22.33 acres with mobile home in Dillon County SC!
Lake View, SC / Dillon County**

SUMMARY

Address

2249 Joann Branch rd

City, State Zip

Lake View, SC 29563

County

Dillon County

Type

Recreational Land, Timberland, Lot

Latitude / Longitude

34.332856 / 79.257832

Acreage

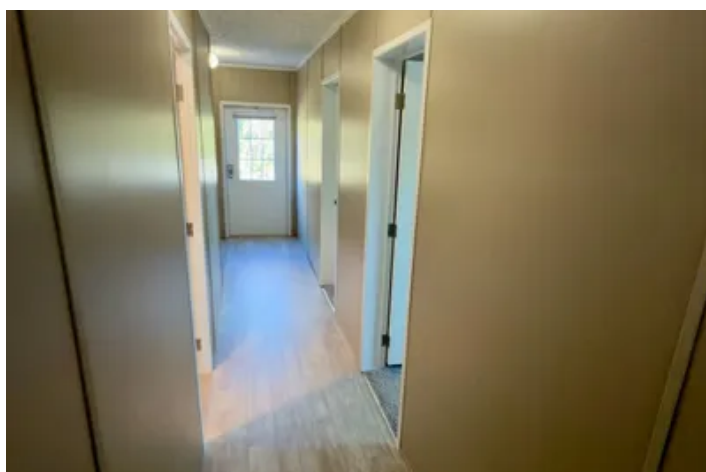
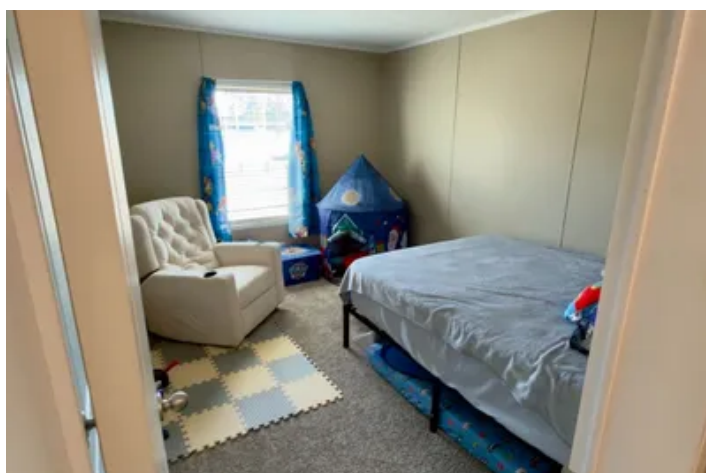
22.33

Price

\$355,000

Property Website

<https://www.mossoakproperties.com/property/under-contract-22-33-acres-with-mobile-home-in-dillon-county-sc-/dillon/south-carolina/99311/>



**UNDER CONTRACT!! 22.33 acres with mobile home in Dillon County SC!
Lake View, SC / Dillon County**

PROPERTY DESCRIPTION

For immediate assistance with this listing call Dawson Richardson at [843-796-0781](tel:843-796-0781).

A homesteader's dream! Home and acreage ready to become your favorite place! For immediate assistance with this listing call Dawson Richardson at [843-796-0781](tel:843-796-0781).

Welcome to your private slice of the countryside-22± beautiful acres featuring a 2023 Oxford Legend manufactured home offering modern comfort, functional land use, and incredible outdoor opportunity.

This well-maintained 3-bedroom, 2-bath home provides the perfect blend of style and practicality. Inside, you'll find an open-concept living area with abundant natural light, a spacious kitchen ideal for gathering and entertaining, and a split-bedroom floor plan that offers privacy for the primary suite. The owner's suite features a generous bedroom, private bath, and ample closet space. Two additional bedrooms and a full guest bath provide flexibility for family, guests, or a home office.

Step outside and experience what truly makes this property special. Approximately 7± acres of tillable farmland offer excellent potential for crops, gardening, livestock, or leasing for agricultural income. An additional 4± acres of planted pines provide future investment value and natural beauty, while the remaining acreage consists of volunteer timber, creating privacy, wildlife habitat, and recreational opportunities.

The property adjoins Little Pee Dee State Park, offering unmatched access to nature. With only approximately 50 feet separating your boundary from the lake, you'll enjoy the serenity of waterfront proximity without the traffic of direct public access. Whether you love fishing, kayaking, hiking, or simply soaking in peaceful views, this location is ideal for outdoor enthusiasts.

A 24x36 pole barn is already in place, perfect for equipment storage, workshop space, or future expansion. The metal gated entrance is installed and ready for fencing, making it easy to create a secure homestead setup for animals or privacy.

Whether you're dreaming of a self-sufficient homestead, hobby farm, hunting retreat, or peaceful country residence, this property offers the space, setting, and versatility to make it your own. Don't miss this rare opportunity to own acreage bordering state park land with modern living already in place.

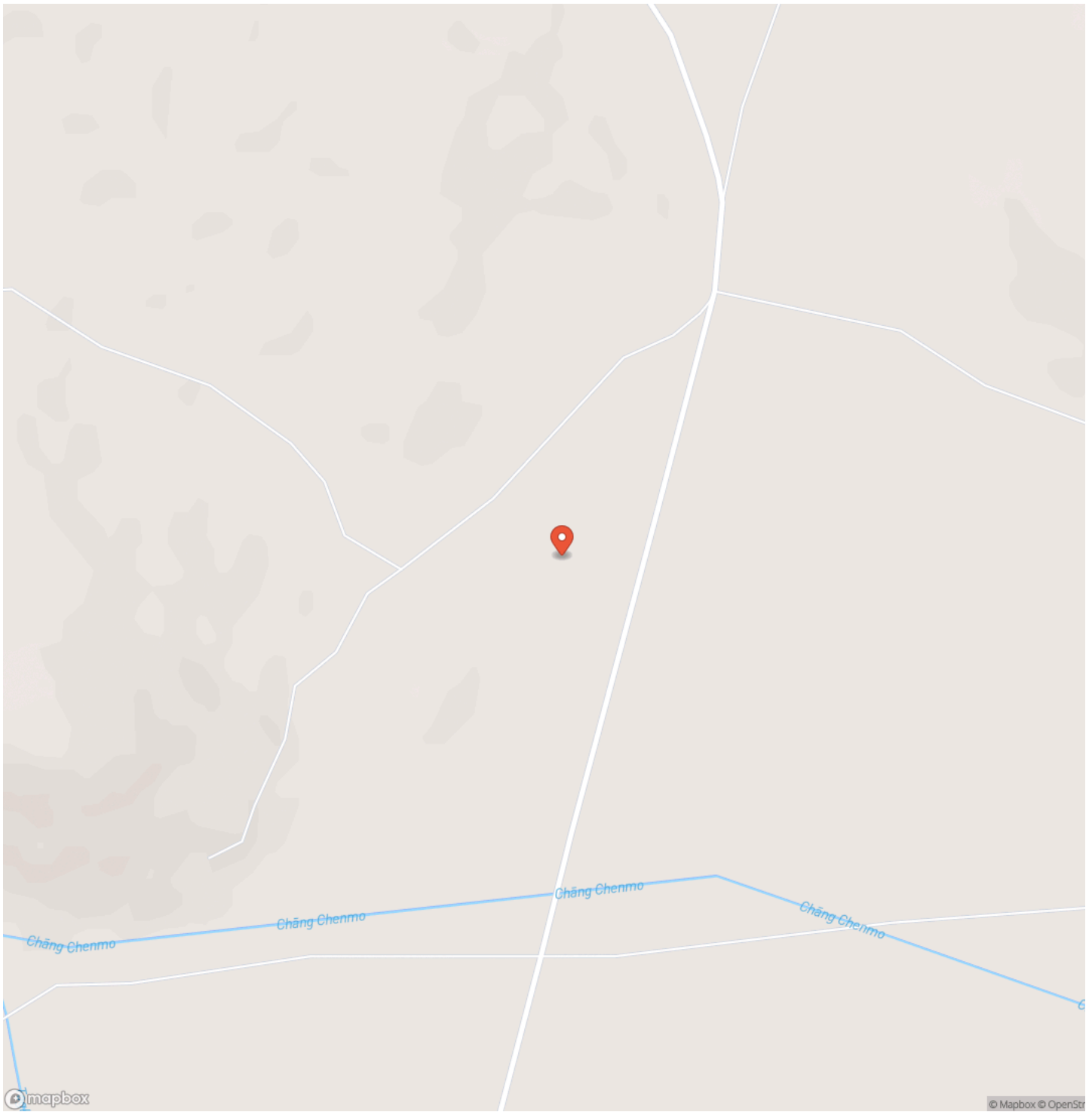
For more information on this and other land for sale in Dillon County, contact Dawson Richardson at [843-796-0781](tel:843-796-0781) or by email at drichardson@mossyoakproperties.com, or visit landandfarmsrealty.com.

**UNDER CONTRACT!! 22.33 acres with mobile home in Dillon County SC!
Lake View, SC / Dillon County**



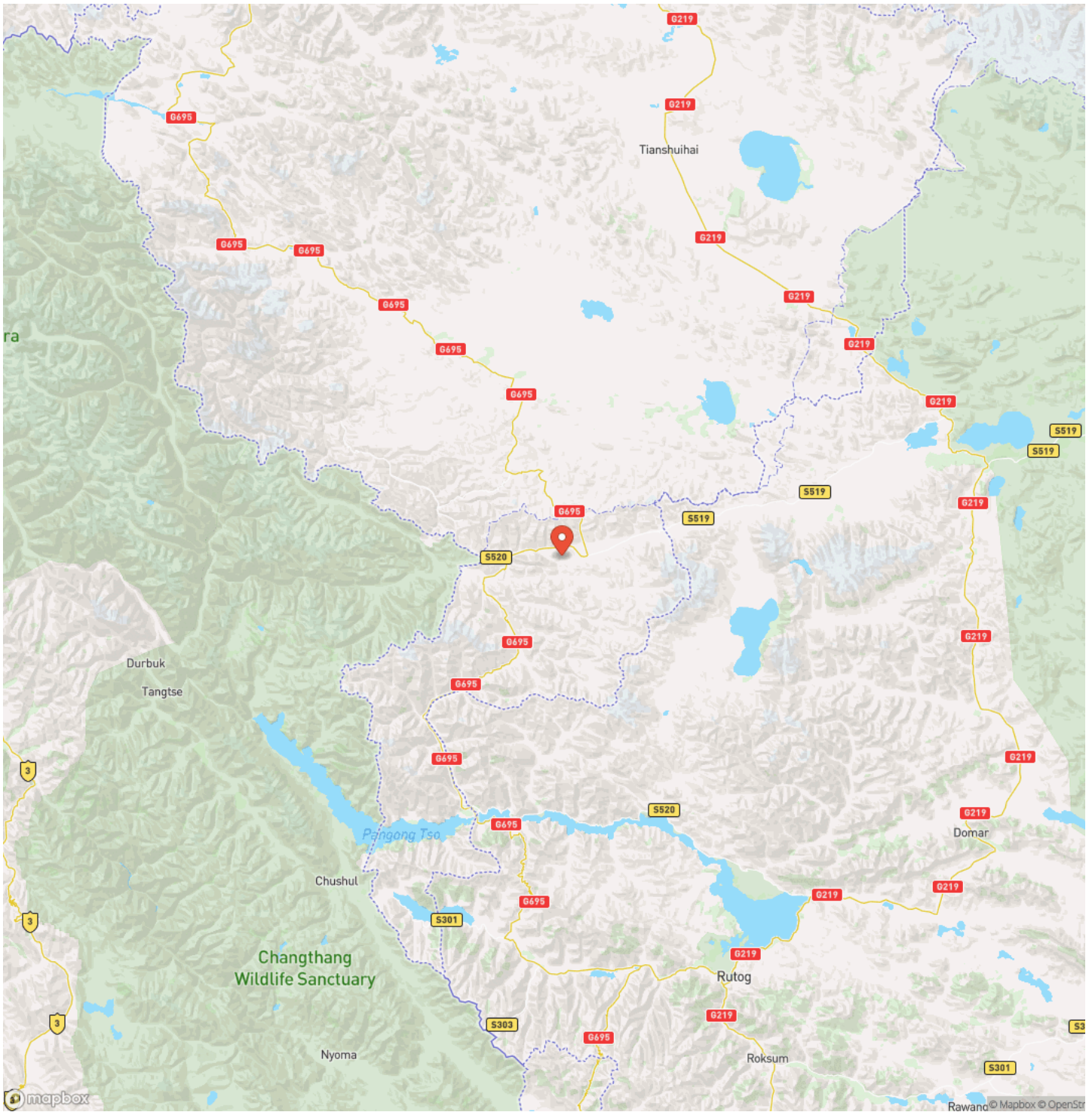
UNDER CONTRACT!! 22.33 acres with mobile home in Dillon County SC!
Lake View, SC / Dillon County

Locator Map



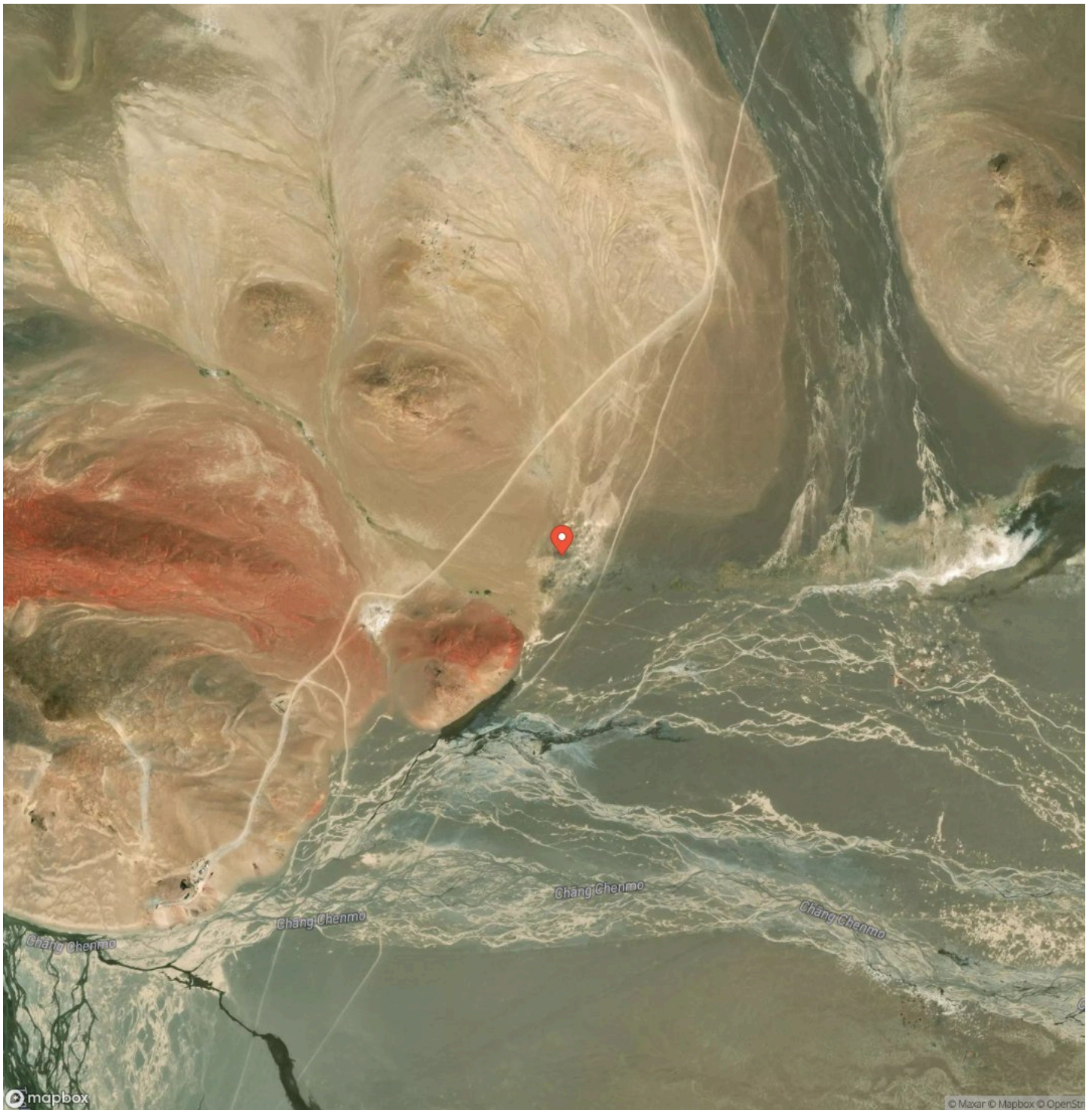
UNDER CONTRACT!! 22.33 acres with mobile home in Dillon County SC!
Lake View, SC / Dillon County

Locator Map



**UNDER CONTRACT!! 22.33 acres with mobile home in Dillon County SC!
Lake View, SC / Dillon County**

Satellite Map



DISCLAIMERS

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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.

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