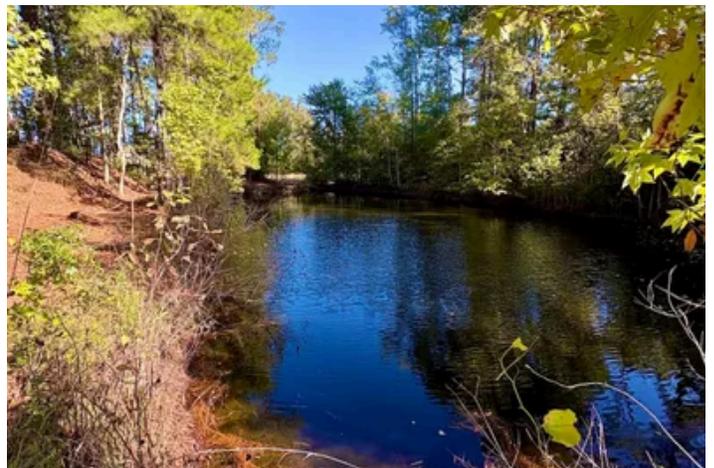


**UNDER CONTRACT!! 17.34 acres of Farm, Hunting, or  
Development Land For Sale in Marion County SC  
Off Dew RD  
Temperance Hill, SC 29571**

**\$195,000**  
17.34± Acres  
Marion County



**UNDER CONTRACT!! 17.34 acres of Farm, Hunting, or Development Land For Sale in Marion County SC  
Temperance Hill, SC / Marion County**

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**SUMMARY**

**Address**

Off Dew RD

**City, State Zip**

Temperance Hill, SC 29571

**County**

Marion County

**Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land

**Latitude / Longitude**

34.2829 / -79.3655

**Acreage**

17.34

**Price**

\$195,000

**Property Website**

<https://www.mossyoakproperties.com/property/under-contract-17-34-acres-of-farm-hunting-or-development-land-for-sale-in-marion-county-sc/marion/south-carolina/90174/>



## **UNDER CONTRACT!! 17.34 acres of Farm, Hunting, or Development Land For Sale in Marion County SC Temperance Hill, SC / Marion County**

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### **PROPERTY DESCRIPTION**

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

**With over 3,000 feet of road frontage, and two open fields consisting of 7+/- acres this is a homesteader or developers dream property! For immediate assistance with this listing call Dawson Richardson at [843-796-0781](tel:843-796-0781).**

Discover this rare 17.34-acre gem in the heart of Marion County, South Carolina – a perfect blend of open land, growing timber, water features, and essential utilities, offering a wide range of possibilities for developers, homesteaders, or outdoor enthusiasts. Located at the intersection of Methodist Church Road and Dew Road, this tract boasts over 3,000 feet of combined paved road frontage, offering exceptional access, visibility, and potential for subdividing or multiple homesites.

Key Features:

- Approximately 7 acres of open fields – These two cleared areas offer ideal spaces for building, gardening, livestock, or creating your own hobby farm. The soil is well-drained and suitable for various agricultural uses or pastureland.
- Balance in growing loblolly pine – Providing privacy, shade, and long-term timber value. The wooded portion supports abundant wildlife and offers great cover for hunting and recreational use.
- Half-acre pond – A beautiful centerpiece near the power line easement, perfect for fishing, watering livestock, or simply enjoying nature. This peaceful water feature adds both function and aesthetic charm.
- Natural gas connection available on Methodist Church Rd
- Public water supply available on both Methodist Church Rd and Dew Rd
- Gas line easement – A cleared corridor that also serves as an additional access trail for ATVs or utility vehicles
- Electric power line already running across the property at the pond, simplifying utility connections for future structures

Whether you're looking to develop a rural subdivision, create a multi-generational homestead, or invest in a private hunting retreat, this property has the infrastructure and natural features to support your vision. Deer, turkey, and small game are commonly seen on-site, making it a dream for hunters and conservationists.

Conveniently located in a quiet rural area, yet just minutes from local amenities, schools, and major routes, this property offers the best of both worlds – peaceful country living with modern convenience.

Don't miss this chance to own a truly versatile piece of land with so much potential. Schedule your showing today!

For more information on this and other land for sale in Marion County, contact Land and Farms Realty at [844-480-5263](tel:844-480-5263) or visit [landandfarmsrealty.com](http://landandfarmsrealty.com).

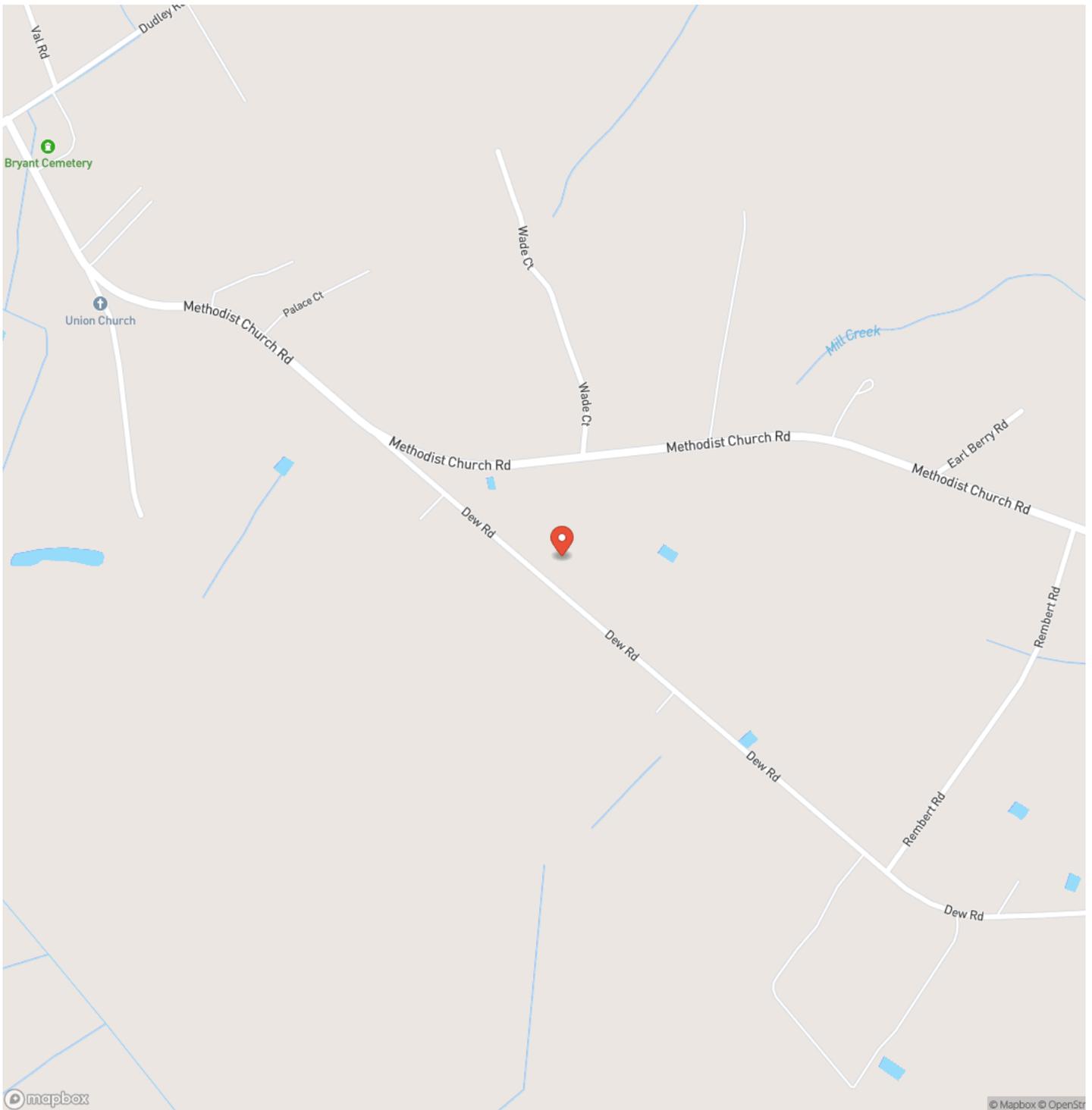


**UNDER CONTRACT!! 17.34 acres of Farm, Hunting, or Development Land For Sale in Marion County SC  
Temperance Hill, SC / Marion County**

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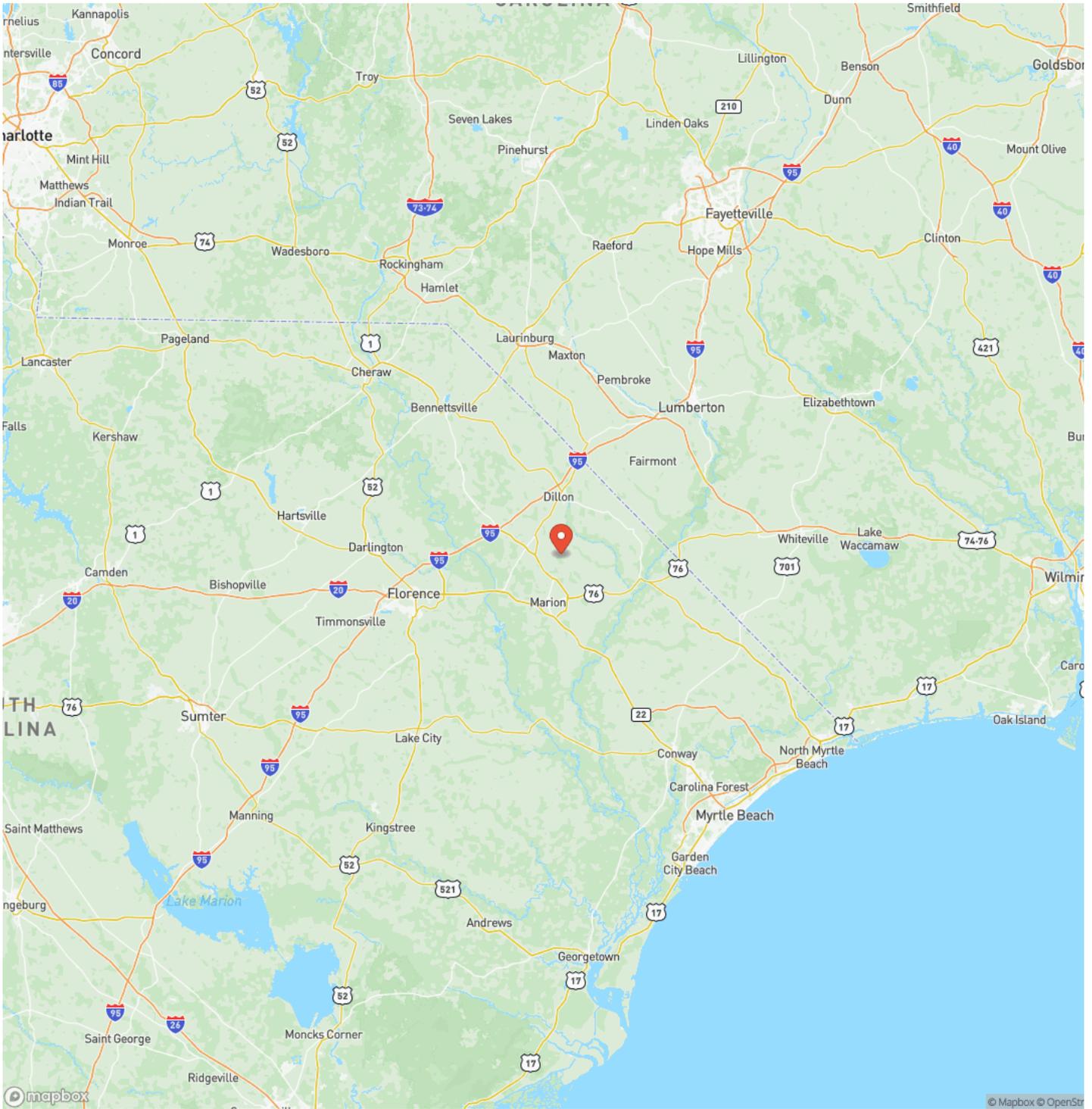


## Locator Map



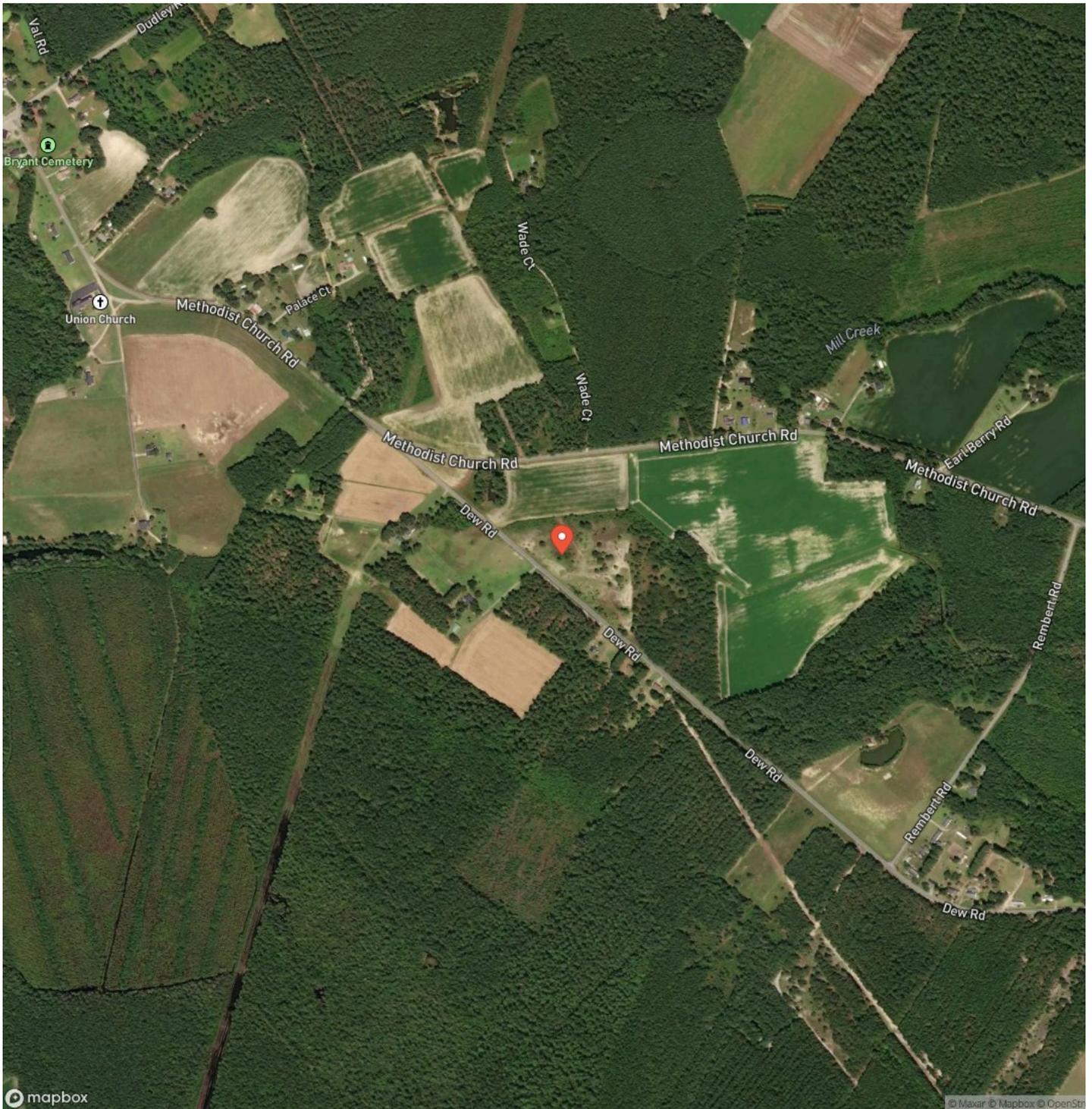
**UNDER CONTRACT!! 17.34 acres of Farm, Hunting, or Development Land For Sale in Marion County SC  
Temperance Hill, SC / Marion County**

## Locator Map



UNDER CONTRACT!! 17.34 acres of Farm, Hunting, or Development Land For Sale in Marion County SC  
Temperance Hill, SC / Marion County

## Satellite Map







## **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.

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[www.landandfarmsrealty.com](http://www.landandfarmsrealty.com)

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