OAKBREEZE FARM
Norris Drive
Walterboro, SC 29488

$602,000
70± Acres
Colleton County

MORE INFO ONLINE:

https://compasslandpartners.com/

SUMMARY

Address
Norris Drive

City, State Zip
Walterboro, SC 29488

County
Colleton County

Type
Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude
32.91389 / -80.81751

Acreage
70

Price
$602,000

Property Website
https://compasslandpartners.com/property/oakbreeze-farm-colleton-south-carolina/91176/

PROPERTY DESCRIPTION

Discover Oakbreeze Farm, a stunning +/- 70-acre property located in the heart of Colleton County, SC. This land offers endless possibilities, whether you're seeking a private retreat, a hunting property, or a versatile agricultural investment. Conveniently positioned just 15 minutes from Walterboro, an hour from Charleston, and only 10 minutes from I-95, the property combines rural tranquility with easy access to nearby cities and major travel routes.

Boasting approximately 2,000 feet of road frontage on Norris Drive, Oakbreeze Farm is designed for convenience and accessibility. The internal road system provides easy navigation throughout the property, while existing infrastructure - including two septic systems, power, two wells, and a shed - adds to the functionality and development potential. The land is home to thriving mature loblolly pines and areas of natural hardwood.

For outdoor enthusiasts, Oakbreeze Farm is a fantastic opportunity. A scenic fish pond and abundant wildlife make it ideal for recreational activities, with exceptional deer and turkey hunting opportunities. Whether you're looking to escape the hustle of city life or invest in a property with untapped potential, Oakbreeze Farm delivers unmatched opportunity and charm.

Key Features

- This remarkable property spans approximately 70 acres, offering a range of features to suit various needs.
- With about 2,000 feet of road frontage along Norris Drive, access to the property is both convenient and practical.
- An internal road system ensures easy navigation throughout the land, making it ideal for exploration or future development.
- The property is equipped with essential infrastructure, including two septic systems, power, and two wells, making it ready for immediate use.
- A shed is also situated on the land, providing additional storage or workspace.
- Oakbreeze Farm boasts a diverse and thriving landscape.
- Mature loblolly pine plantation, alongside areas of natural hardwood, create opportunities for timber-related ventures or simply enjoying nature.
- A scenic fish pond further enhances the property, offering a peaceful spot for relaxation or recreation.

For outdoor enthusiasts and hunters, this property is an excellent choice. With abundant wildlife, including deer and turkey, it provides outstanding opportunities for hunting. Whether you're looking to enjoy the great outdoors or develop the land to suit your vision, Oakbreeze Farm has everything you need.

Prime Location with Exceptional Accessibility

Oakbreeze Farm perfectly balances rural charm with modern convenience. Situated just 15 minutes from the quaint town of Walterboro, SC, and only an hour from the bustling city of Charleston, SC, this property provides the best of both worlds. Whether you're looking for a peaceful retreat or quick access to urban amenities, this location delivers. The property's proximity to I-95, just 10 minutes away, ensures easy travel for both short trips and longer commutes. The accessibility makes it a practical choice for those who value convenience intertwined with the tranquility of the countryside. Oakbreeze Farm's location is ideal for anyone seeking a lifestyle that blends the quiet pleasures of rural living with the benefits of being within reach of key destinations.

Agricultural Opportunities

Oakbreeze Farm offers incredible potential for those interested in agricultural ventures. The property features mature loblolly pine plantations, providing opportunities for timber harvesting or long-term investment. Additionally, the natural hardwood areas add diversity to the landscape and further enhance the value of the land for forestry or conservation efforts.With open spaces and fertile ground, the property is well-suited for farming or other agricultural uses. Whether you're considering row crops, orchards, or grazing livestock, the land's versatility makes it an excellent foundation for multiple agricultural projects. The existing infrastructure, including two septic systems, power and two wells, ensures the property is equipped to support agricultural operations with ease. For buyers seeking to expand or start a farming enterprise, the combination of natural resources and infrastructure creates a practical and valuable opportunity. Oakbreeze Farm is not only a beautiful property but also a functional and adaptable space for agricultural growth.

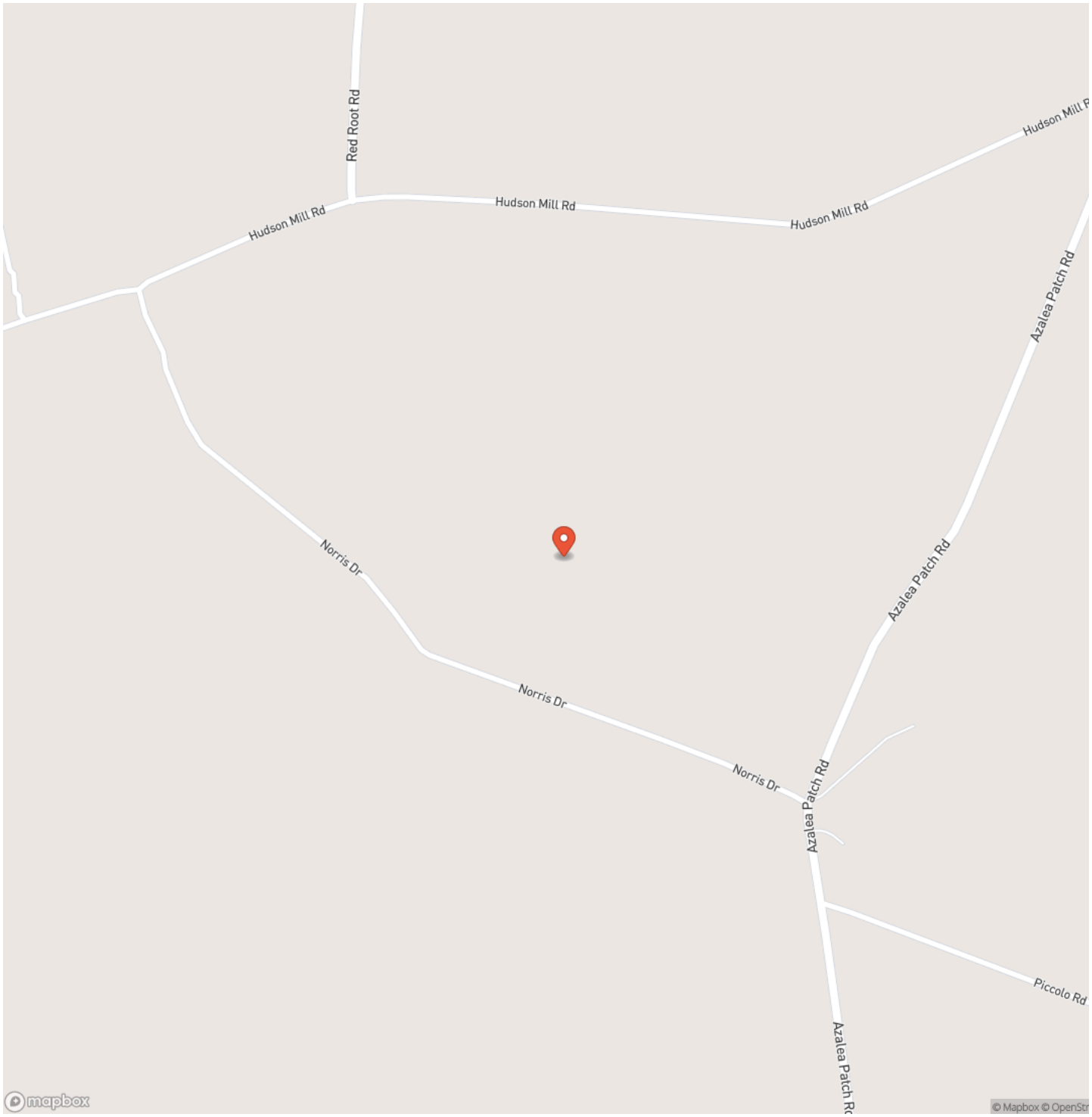
Outdoor Adventures and Hunting

With thriving populations of deer and turkey, Oakbreeze Farm is a haven for hunters. The diverse landscape, featuring mature loblolly pines and natural hardwoods, creates an ideal habitat for wildlife and ensures memorable outings for seasoned hunters and beginners alike. Adding to the property's charm is a scenic fish pond, perfect for those who enjoy relaxing by the water or casting a line. Whether it's a quiet afternoon spent fishing or simply taking in the serene surroundings, the pond is a peaceful retreat within the property. The combination of water features, open spaces, and wooded areas makes Oakbreeze Farm an excellent location for hiking, nature watching, or even setting up camp for a weekend getaway.

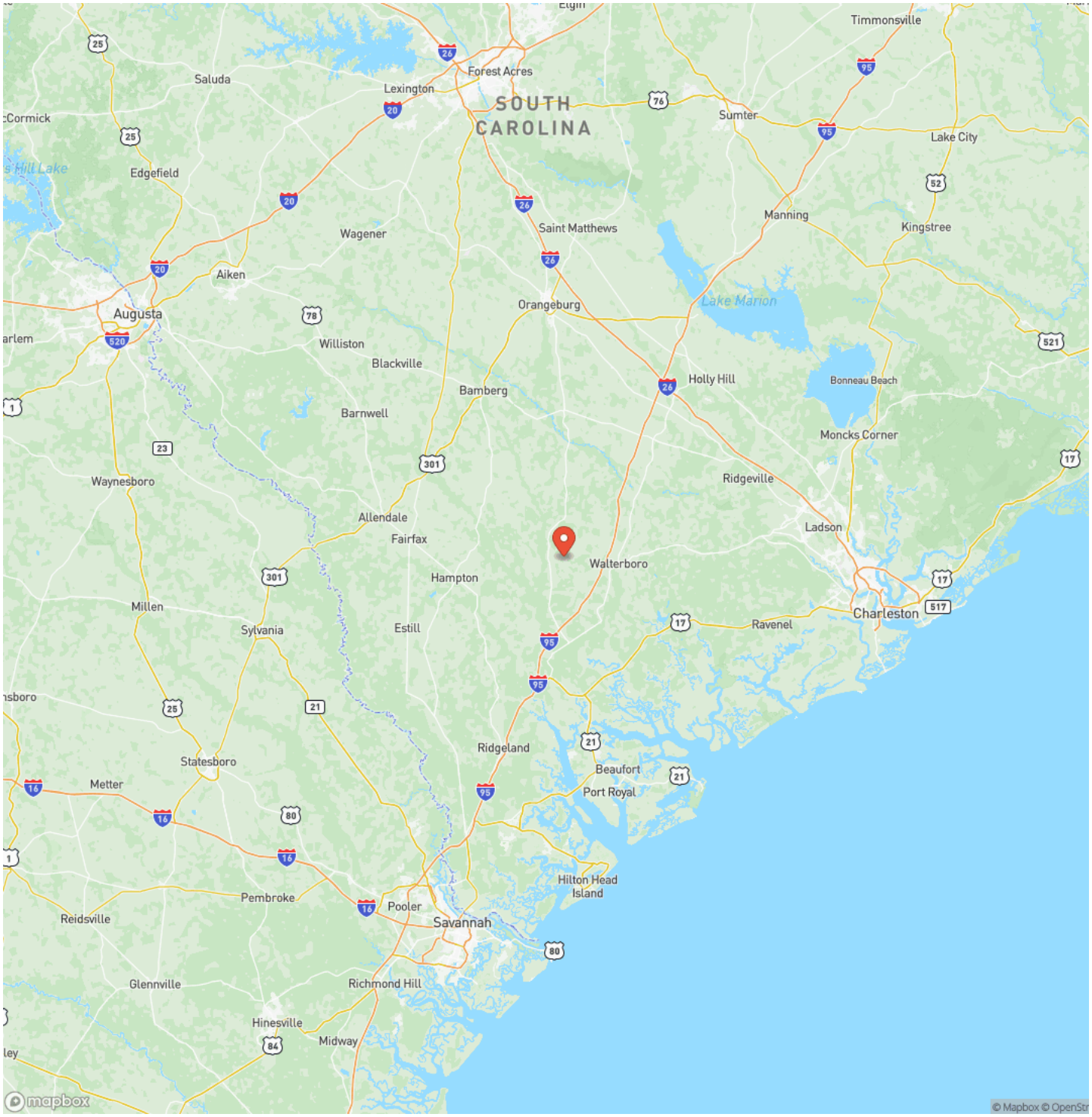
This land is more than just a property - it's an invitation to experience the outdoors in all its beauty. With opportunities to hunt, fish, explore, and relax, Oakbreeze Farm offers an unmatched setting for anyone looking to embrace a lifestyle centered around outdoor recreation and natural tranquility.

Don't wait! Call or email us today to schedule a showing with one of our agents.

Locator Map


Red Root Rd
Hudson Mill Rd
Hudson Mill Rd
Hudson Mill Rd
Hudson Mill R
Azalea Patch Rd
Norris Dr
Norris Dr
Norris Dr
Azalea Patch Rd
Azalea Patch Rd
Piccolo Rd
Azalea Patch Rd
mapbox
© Mapbox © OpenStr

Locator Map



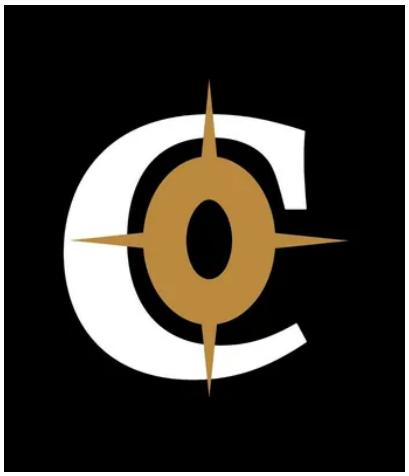
MORE INFO ONLINE:

https://compasslandpartners.com/

Satellite Map

LISTING REPRESENTATIVE

For more information contact:



Representative
Compass South Land Sales

Mobile
(800) 731-2278

Office
(843) 538-6814

Email
landsales@compasssouth.com

Address
452 Upchurch Ln

City / State / Zip

NOTES

NOTES

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.

Compass Land Partners
452 Upchurch Ln
Walterboro, SC 29488
(800) 731-2278
https://compasslandpartners.com/