Hannah Pond Compound
2117 & 2109 Togetherness Way
Mcbee, SC 29101

$849,000
38.72± Acres
Darlington County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/office/mossy-oak-properties-milliken-advisors-realty-group/#rs-office-listings

SUMMARY

Address
2117 & 2109 Togetherness Way

City, State Zip
Mcbee, SC 29101

County
Darlington County

Type
Farms, Hunting Land, Recreational Land, Residential Property, Single Family, Horse Property, Timberland, Lakefront

Latitude / Longitude
34.398398 / -80.213192

Dwelling Square Feet
4,744

Bedrooms / Bathrooms
7 / 5

Acreage
38.72

Price
$849,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Quiet 38-Acre Estate with Two Homes, a Pool, & a Pond

Property Address: 2117 & 2109 Togetherness Way, McBee, SC 29101

Whether you are looking for a family compound, private retreat, homestead, or recreational getaway, this property fits the mold for it all. Imagine sitting on the porch with a cup of coffee watching the ducks and geese take their morning flight. Here, you can enjoy the fresh air and zero noise pollution, while still having convenience to nearby towns. With two full houses, managed timberland, a private pool, a shared pond, and plenty of space, this is a rare find you don't want to miss!

Land and Outdoor Features

The outdoor setup is built for fun, relaxation, and recreation. You can walk out the back door of the brick home to enjoy the shared two-acre pond, which offers excellent fishing and hunting opportunities right on the property. You can also step out the front door to swim in the in-ground pool, which comes with its own pool house.

The property includes transferable USDA contracts that add great value to the land. For storage and projects, there is a separate two-car garage, a large shed that works perfectly for a workshop or home business, a poolhouse and a large lean-to for extra equipment cover.

The acreage is packed with natural beauty and great amenities that make it feel like a private resort:

- **Managed Timberland:** About 31 acres of the property consist of beautiful, well-manicured, and carefully managed timber. The timber was last cut in 2008, making it an excellent established investment.
- **Expert Forest Care:** The woods have been safely prescribed burned (controlled fires used to clear out brush and keep the forest healthy) and feature cleared firebreaks throughout for safety and easy access.
- **Wood Duck Boxes:** This property has multiple wood duck boxes on site, allowing the local wood ducks to safely hatch their ducklings and avoid predators.
- **USDA Contract:** This farm currently holds active contracts with the USDA (United States Department of Agriculture). This contract provides benefits for the land and **can be transferred to the new owner!** *(Please reach out directly for more details).*
- **Inground Pool:** Cool off in your private pool, which comes complete with its own dedicated pool house.
- **Shared Pond:** Relax by the water, watch the local waterfowl, go fishing and enjoy the scenic views. This property sits on about 2 acres of the 7 acre pond.
- **Versatile Shed:** A large, multi-use shed that offers plenty of room for hobbies, storage, or a home business.

House #1: The Main Residence (2117 Togetherness Way)

The primary residence is a beautifully kept modular home. It features four spacious bedrooms and three full bathrooms. Inside, you will find an open layout with a large kitchen island, a big living room, and a huge primary suite. The main bedroom includes two walk-in closets and a private bathroom with a double vanity. There is also a great room equipped with a theater system and surround sound. Outside, the large back deck has electricity, a built-in bar, and a gazebo. It is the perfect spot for grilling and entertaining guests while enjoying the quiet surroundings. This home also includes a separate two-car garage.

- **Bedrooms/Bathrooms:** 4 large bedrooms and 3 full bathrooms.
- **Primary Suite:** Features two walk-in closets and a private bathroom with a double vanity.
- **Great Room:** Comes ready for movie nights with a built-in theater system and surround sound.
- **Kitchen and Living:** Open-concept layout with a massive kitchen island and tons of natural light.
- **Outdoor Space:** A large back deck with electricity, perfect for hosting barbecues, plus a detached 2-car garage.

House #2: The Second Residence (2109 Togetherness Way)

The second house is a beautiful all-brick home that sits right on the edge of the pond. It offers beautiful views to wake up to every morning. This home has three bedrooms, two bathrooms, and a roomy garage. This home is very spacious with beautiful hardwood floors

throughout. It also includes a large basement that opens up to the pond, which is perfect for hosting guests or expanding your living space in the future.

- **Bedrooms/Bathrooms:** 3 bedrooms and 2 bathrooms.
- **Interior:** Beautiful hardwood floors.
- **Bonus Space:** A large basement that opens up to the pond. It is perfect for storage, a billiards room, future expansion, etc.

Property Location and Tax Map Info

This property offers peaceful country living while staying remarkably convenient to nearby towns and cities, sitting right on the line of Darlington and Chesterfield counties. McLeod Farms is only 2.4 miles away from the estate. This local spot has tons of amazing peaches, fresh produce, homemade desserts, and excellent hot meals.

- **Location:**
  - 6 miles from McBee
  - 11 miles from Hartsville
  - 23 miles from Darlington
  - 33 miles from Florence
  - 62 miles from Columbia
  - 76 miles from Charlotte
  - 86 miles from Conway
- **Darlington County:** Parcel 005-00-01-101 (approx. 34.15 acres)
- **Chesterfield County:** Parcel 124-000-000-023 (approx. 0.83 acres)
- **Chesterfield County:** Parcel 124-000-000-031 (approx. 2.7 acres)

Contact Taylor Heithold with Mossy Oak Properties for more info.





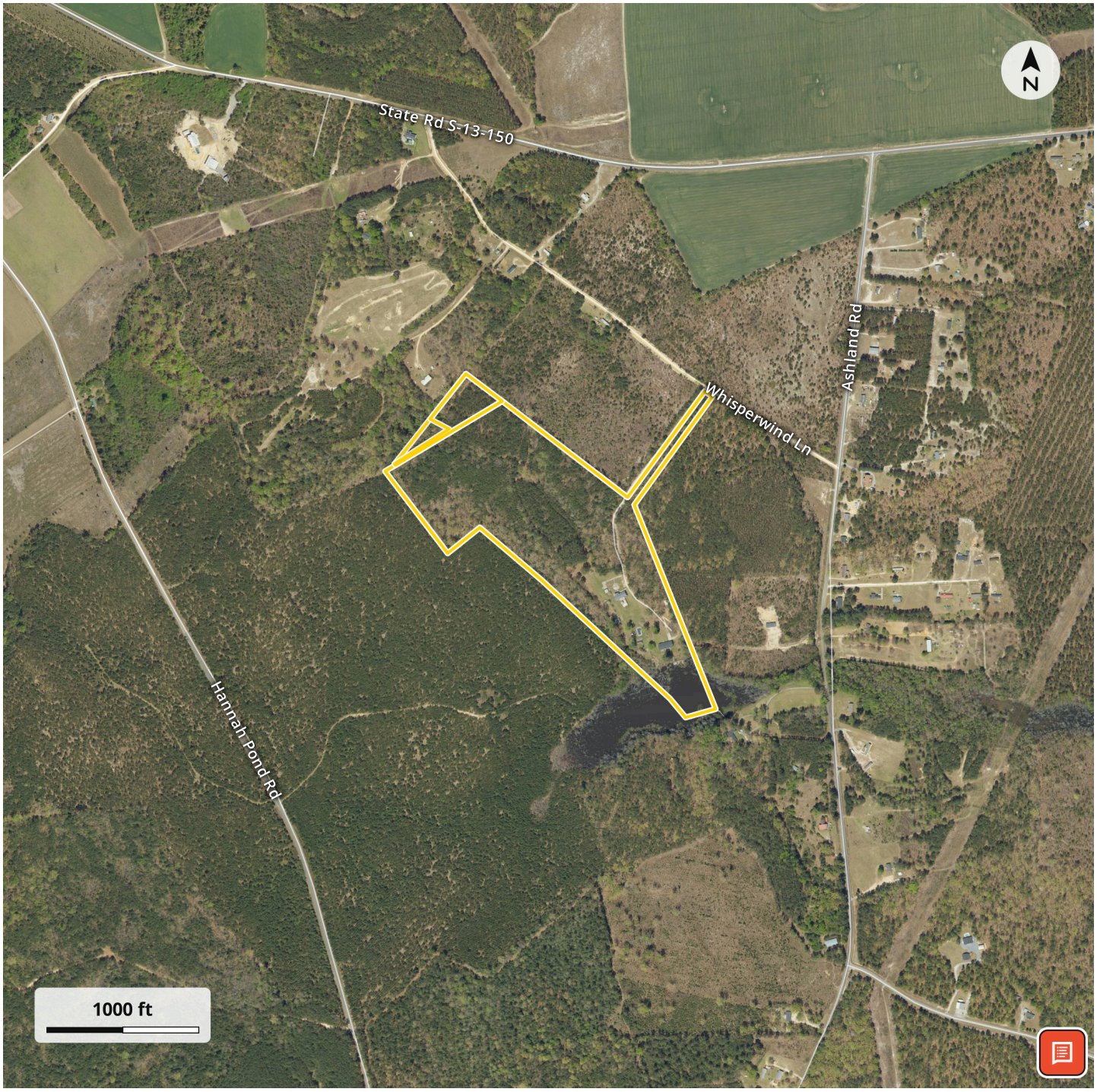








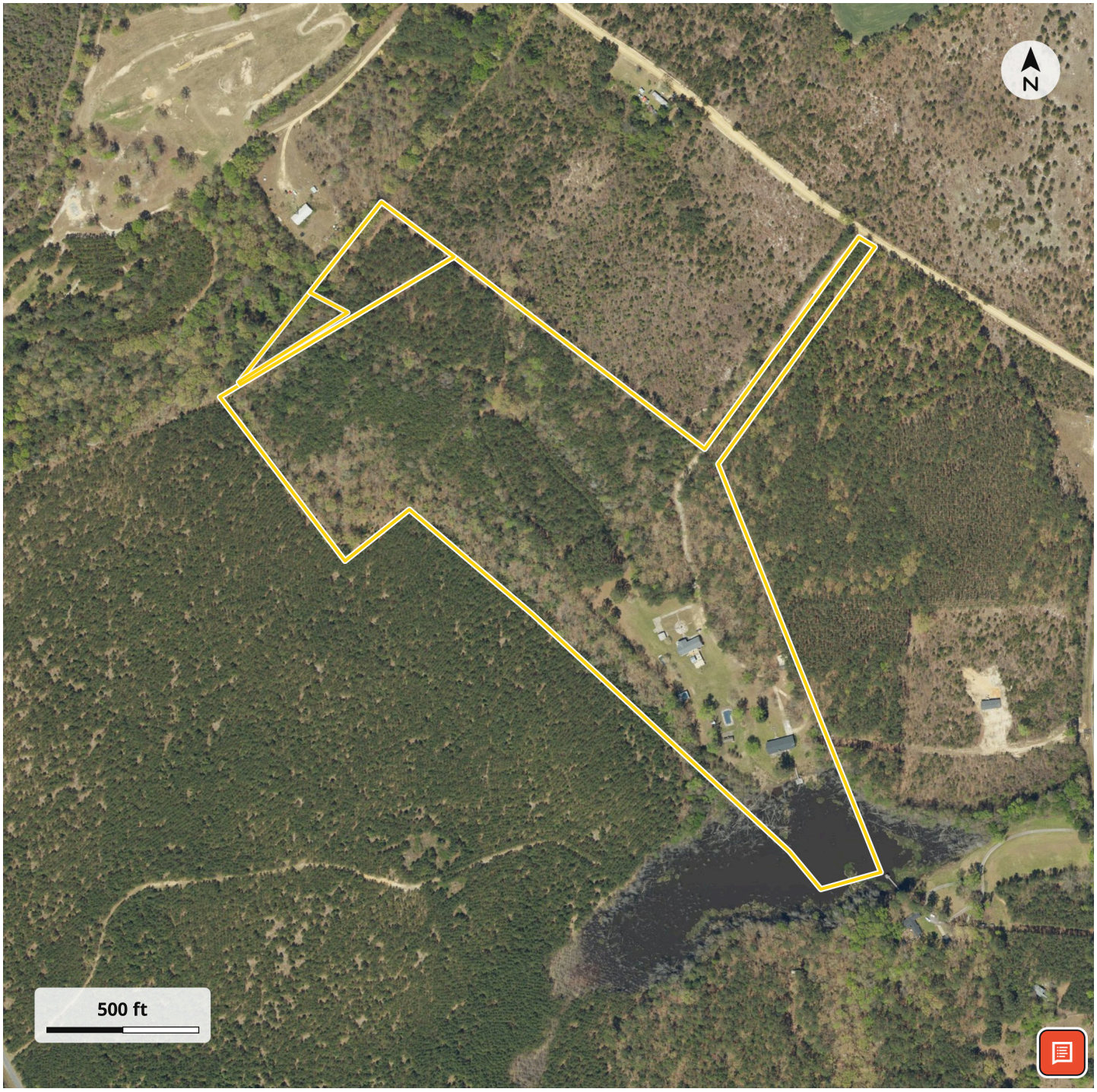
Locator Map



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Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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DISCLAIMERS

"***Property inspections shall be done during daylight hours. Seller and Rural Land Investments in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.***"

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