

**CYPRESS POND TRACT**  
0 S Locust Street  
Denmark, SC 29042

**\$470,850**  
129± Acres  
Bamberg County



**CYPRESS POND TRACT**  
**Denmark, SC / Bamberg County**

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**SUMMARY**

**Address**

0 S Locust Street

**City, State Zip**

Denmark, SC 29042

**County**

Bamberg County

**Type**

Hunting Land, Recreational Land, Timberland, Undeveloped Land

**Latitude / Longitude**

33.3078 / -81.15349

**Acreage**

129

**Price**

\$470,850

**Property Website**

<https://compasslandpartners.com/property/cypress-pond-tract/bamberg/south-carolina/101695/>



## **CYPRESS POND TRACT**

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#### **PROPERTY DESCRIPTION**

Discover the expansive possibilities awaiting at Cypress Pond Tract, a remarkable 129-acre property in Denmark, South Carolina. This versatile landholding presents an exceptional opportunity for those seeking a blend of hunting, recreation, and timberland investment, all within the serene embrace of Bamberg County. Imagine crafting your ideal retreat, where nature's bounty and strategic potential converge on a canvas of diverse terrain.

#### **Location**

Nestled in the charming city of Denmark, in Bamberg County, South Carolina, this property offers a peaceful rural setting with convenient access. The location provides a perfect balance of seclusion for recreational pursuits with access to local amenities, making it an ideal choice for a variety of lifestyles and investment goals.

#### **Land and Terrain**

Spanning 129 acres, the Cypress Pond Tract offers areas of brush, cleared sections, and land in its natural state, alongside both partially wooded and fully wooded expanses. This diverse landscape offers incredible flexibility for development, recreational activities, or simply enjoying the untouched beauty of the South Carolina countryside.

#### **Improvements and Infrastructure**

The property presents an opportunity for the new owner to tailor improvements precisely as they wish. Without existing structures, you'll have the freedom to design and build to your specifications, whether that includes a custom hunting lodge, a private residence, or infrastructure to support agricultural operations.

#### **Water Features**

A defining feature of this tract is a pond that provides a natural water source and enhances the recreational appeal.

#### **Wildlife and Vegetation**

Cypress Pond Tract supports populations of dove, ducks, geese, small game, turkey, and whitetail deer. The diverse vegetation, including brush, cleared areas, and wooded sections, creates ideal habitats for these species. The natural vegetation provides both cover and food sources, ensuring a thriving ecosystem for various game and non-game animals.

#### **Current and Potential Use**

Currently utilized for agricultural, timber, and vacant land purposes, this property holds immense potential. Its designation for mixed-use means future possibilities are endless, from continued timber production and farming to developing a private recreational estate or a combination of these uses.

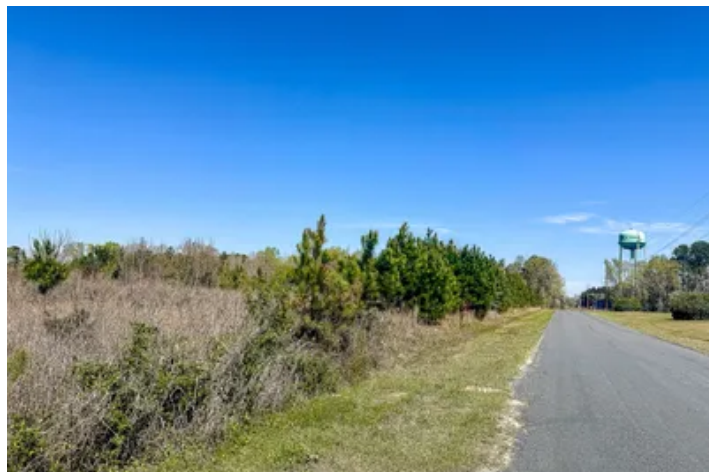
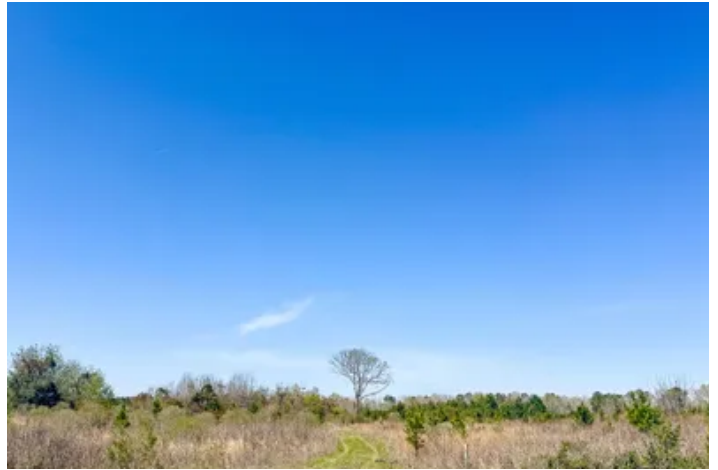
#### **Access and Easements**

Access to Cypress Pond Tract is via both a city street and a county road, ensuring ease of entry. The property also conveys significant property rights, including Mineral, Natural Gas, Oil, Water, and Wind rights, adding substantial value and long-term potential for the discerning investor.

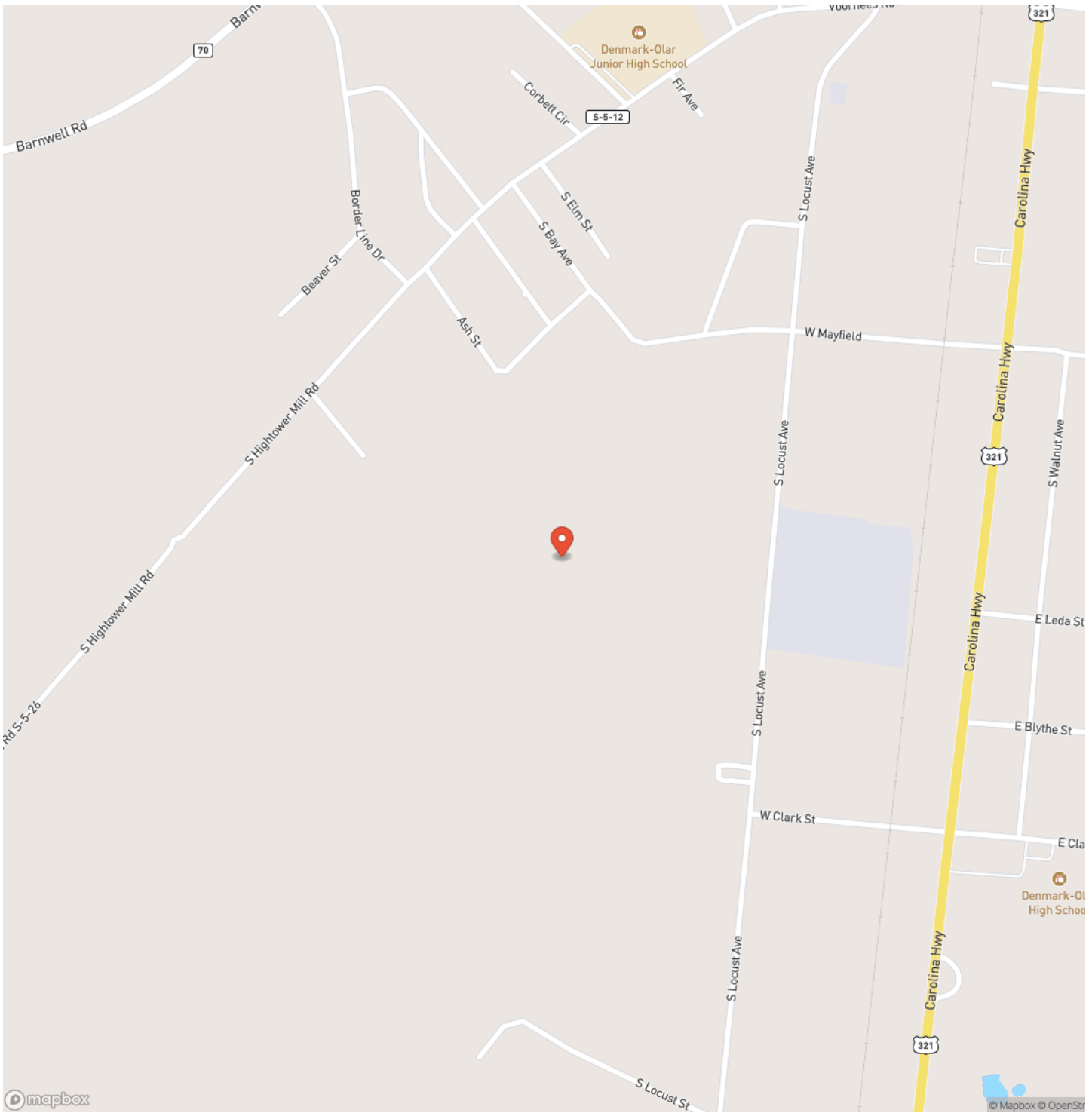
Contact us today to learn more or to schedule a visit and explore the remarkable potential of Cypress Pond Tract.



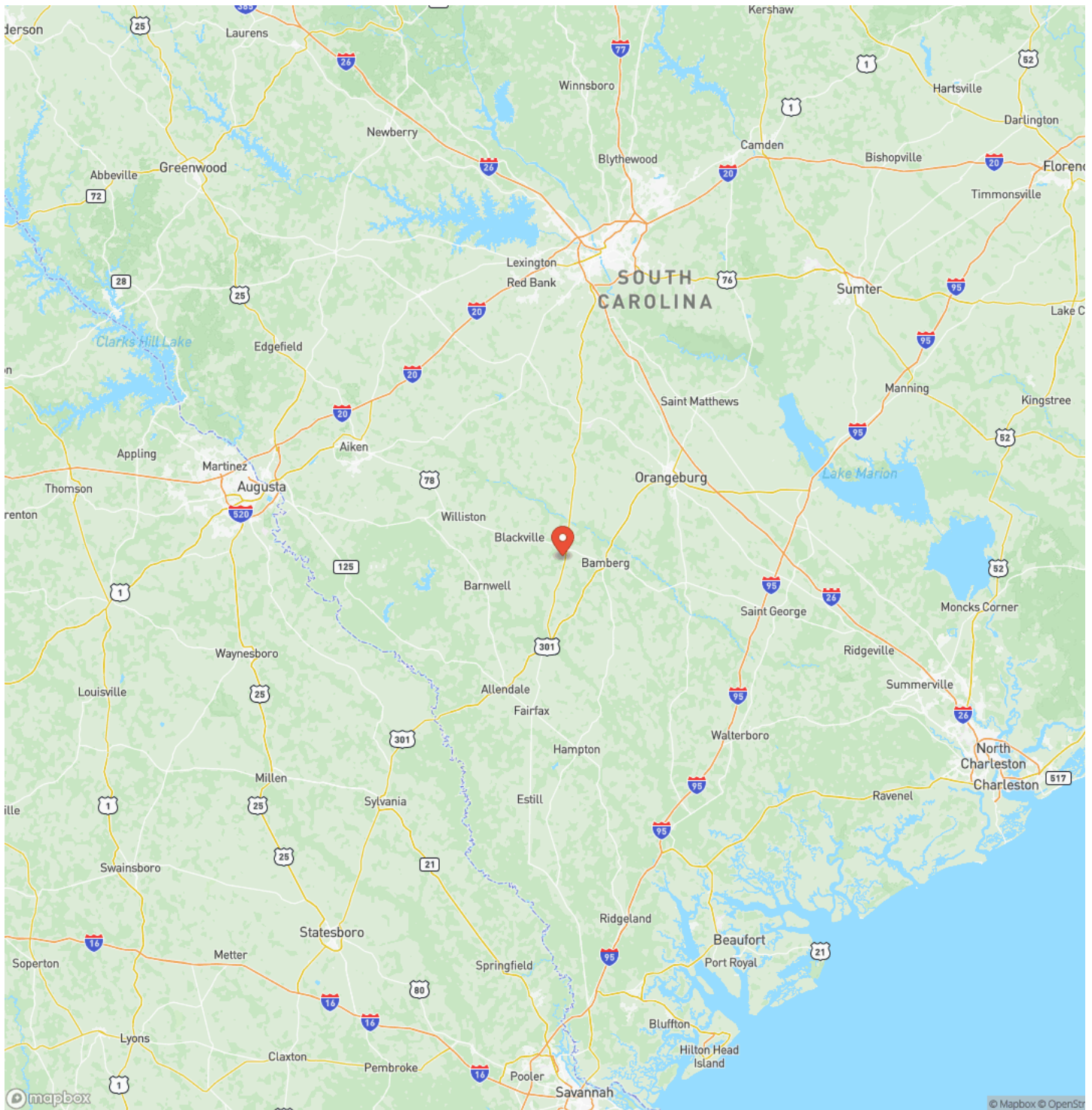
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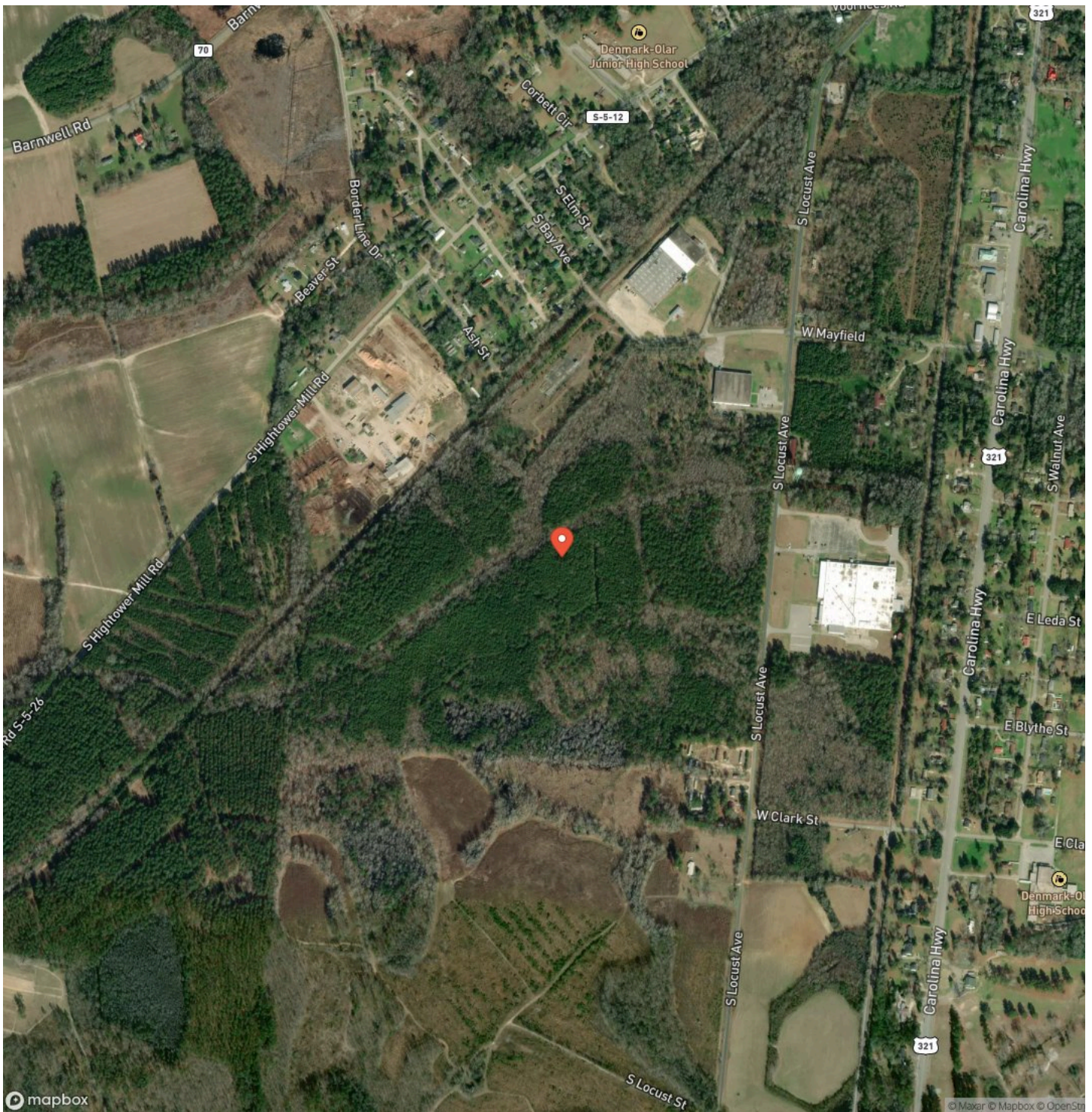
# Locator Map



# Locator Map



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

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