

CYPRESS POND TRACT
0 S Locust Street
Denmark, SC 29042

\$470,850
129± Acres
Bamberg County



CYPRESS POND TRACT
Denmark, SC / Bamberg County

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

33.326435 / -81.145958

Acreage

129

Price

\$470,850

Property Website

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



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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.

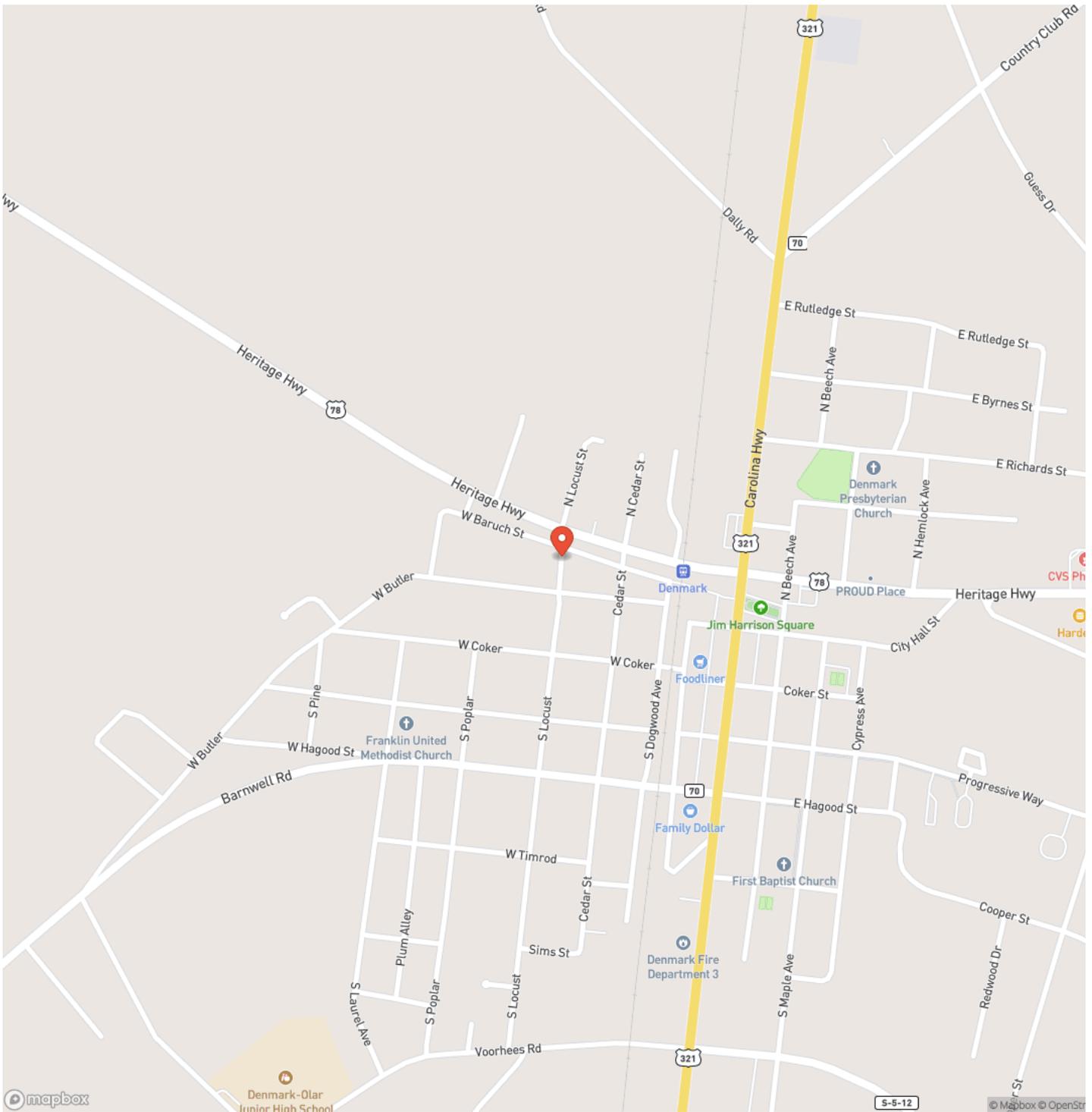
Contact us today to learn more or to schedule a visit and explore the remarkable potential of Cypress Pond Tract.



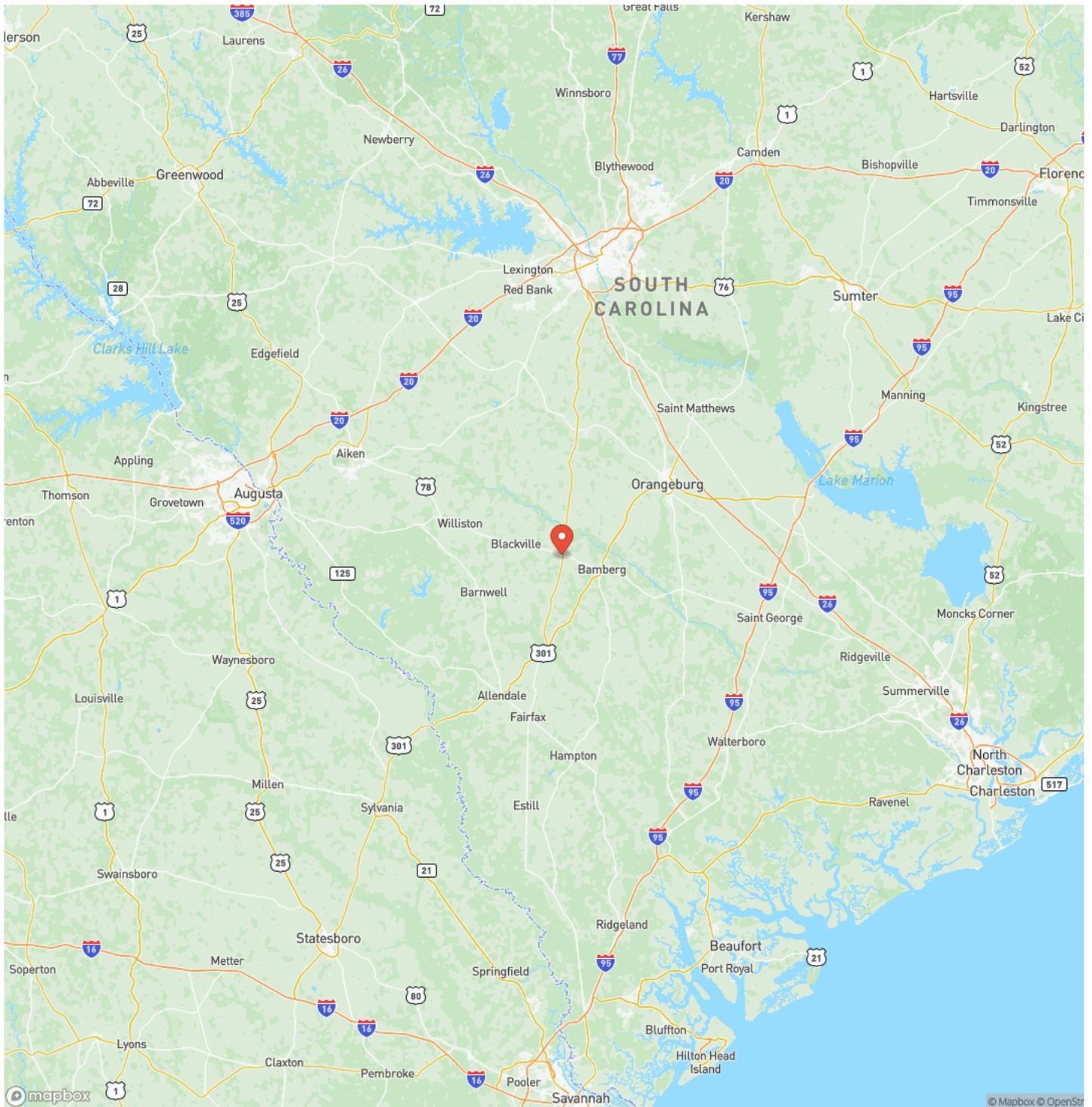
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Locator Map



Locator Map



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