

WHEELER TRACT
0 W Old Number 4 Highway
Coward, SC 29530

\$184,800
44± Acres
Florence County



WHEELER TRACT
Coward, SC / Florence County

SUMMARY

Address

0 W Old Number 4 Highway

City, State Zip

Coward, SC 29530

County

Florence County

Type

Hunting Land, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

34.03325 / -79.77175

Acreage

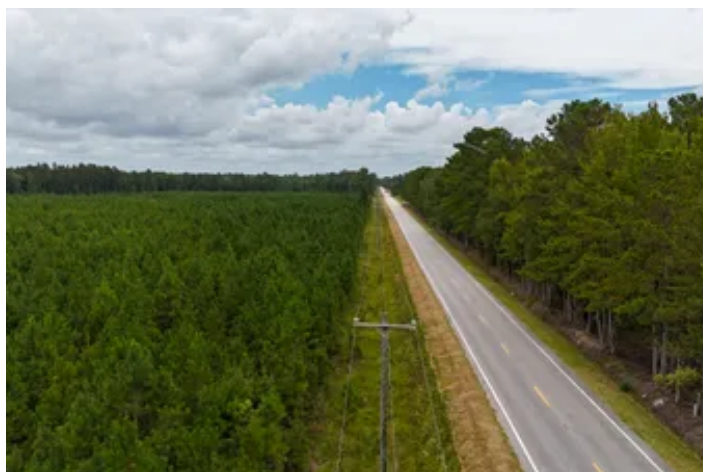
44

Price

\$184,800

Property Website

<https://compasslandpartners.com/property/wheeler-tract-florence-south-carolina/117995/>



WHEELER TRACT

Coward, SC / Florence County

PROPERTY DESCRIPTION

The Wheeler Tract is a 44-acre property located near Effingham, South Carolina, offering a versatile mix of hunting land, timberland, recreational land, and undeveloped land. Currently used for agriculture, the tract presents a range of opportunities for buyers seeking investment potential, outdoor recreation, or a foothold in one of South Carolina's most accessible rural corridors. Whether you are looking to grow timber, hunt, or build, the Wheeler Tract deliver flexibility and value.

Location

Centrally located between Florence, SC and Lake City, SC, the Wheeler Tract is approximately 20 minutes from each city, providing convenient access to shopping, dining, healthcare, and other amenities without sacrificing the privacy of rural land ownership. The property's central position between two established South Carolina communities makes it an attractive option for buyers who want rural land with practical access to everyday services. Power is available at the road, reducing the infrastructure investment needed for future development or recreational use.

Access

The Wheeler Tract fronts W Old Number 4 Highway, a state road, with approximately 2,400 feet of road frontage, offering exceptional visibility and multiple potential access points along the property's boundary.

Improvements

The Wheeler Tract has no structures or improvements, which works to the buyer's advantage. Without pre-existing infrastructure to work around, a new owner has the freedom to design and build exactly what they want, whether that is a hunting cabin, a timber management road system, or a residential home site.

Timber

The Wheeler Tract is stocked with premerchantable loblolly pine plantation, a species well-suited to the South Carolina coastal plain and widely recognized for its commercial timber value. As the trees mature, they offer both a tangible asset and future income potential.

Wildlife and Recreation

The Wheeler Tract is home to whitetail deer and wild turkey, making it a solid hunting property. The property's wooded character and direct adjacency to Lynches River State Park further enhance its recreational appeal, as the neighboring park adds a substantial buffer of protected natural land that benefits wildlife habitat and the overall outdoor experience.

Current and Potential Use

Currently used for agricultural purposes, the Wheeler Tract presents a wide range of potential uses including hunting, timber production, recreational activities, residential development, mixed-use development, and investment. The combination of road frontage, available utilities, timber, and adjoining state park land positions this property as a flexible asset.

Summary

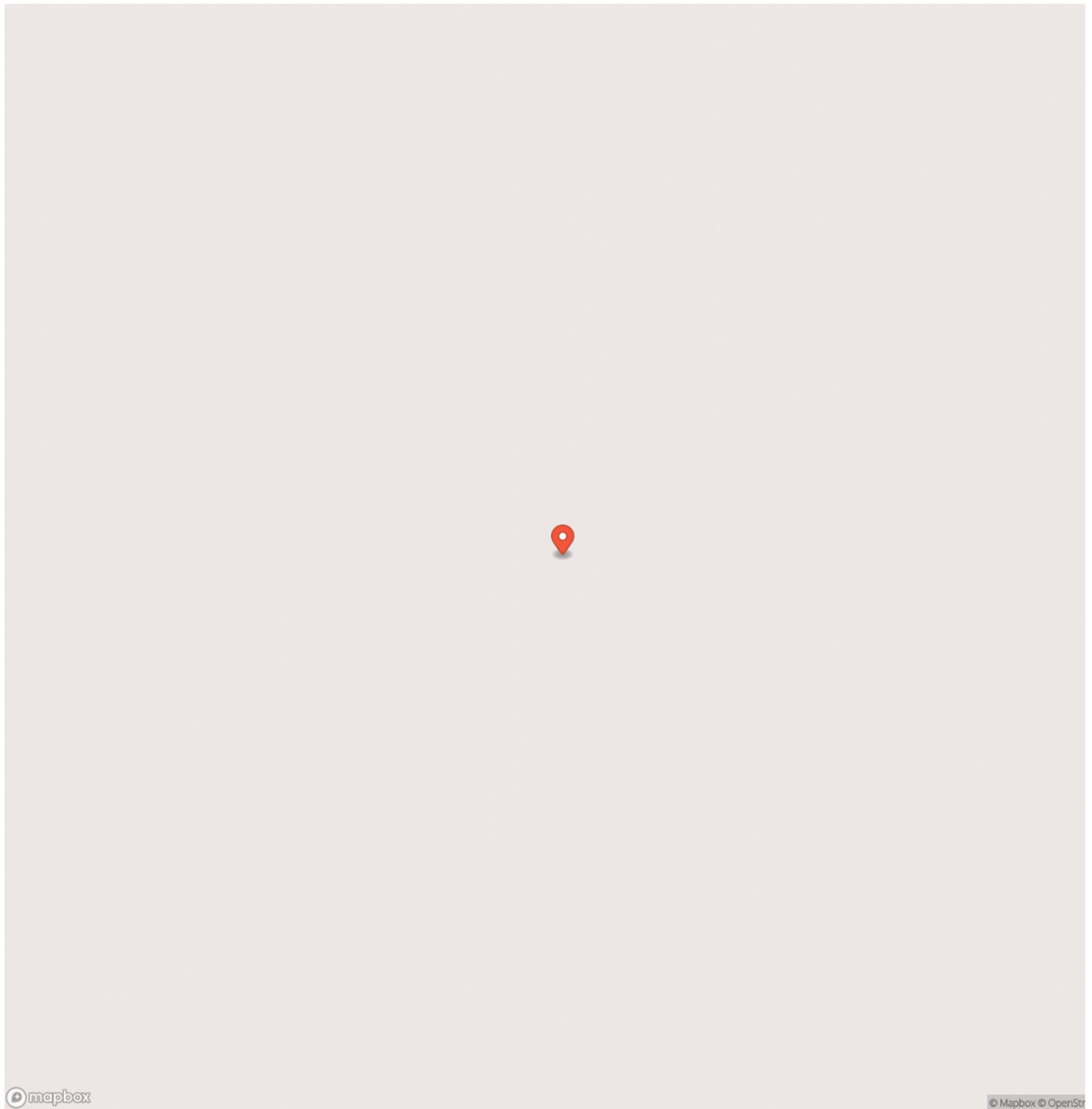
The Wheeler Tract offers 44 acres of wooded South Carolina land with approximately 2,400 feet of state road frontage, growing loblolly pines, quality wildlife habitat, and a location central to Florence and Lake City. Its adjacency to Lynches River State Park, available power at the road, and broad range of potential uses make it a well-rounded opportunity for hunters, investors, timber growers, and future homeowners alike. Contact us today to learn more about the Wheeler Tract or to schedule a showing at your convenience.



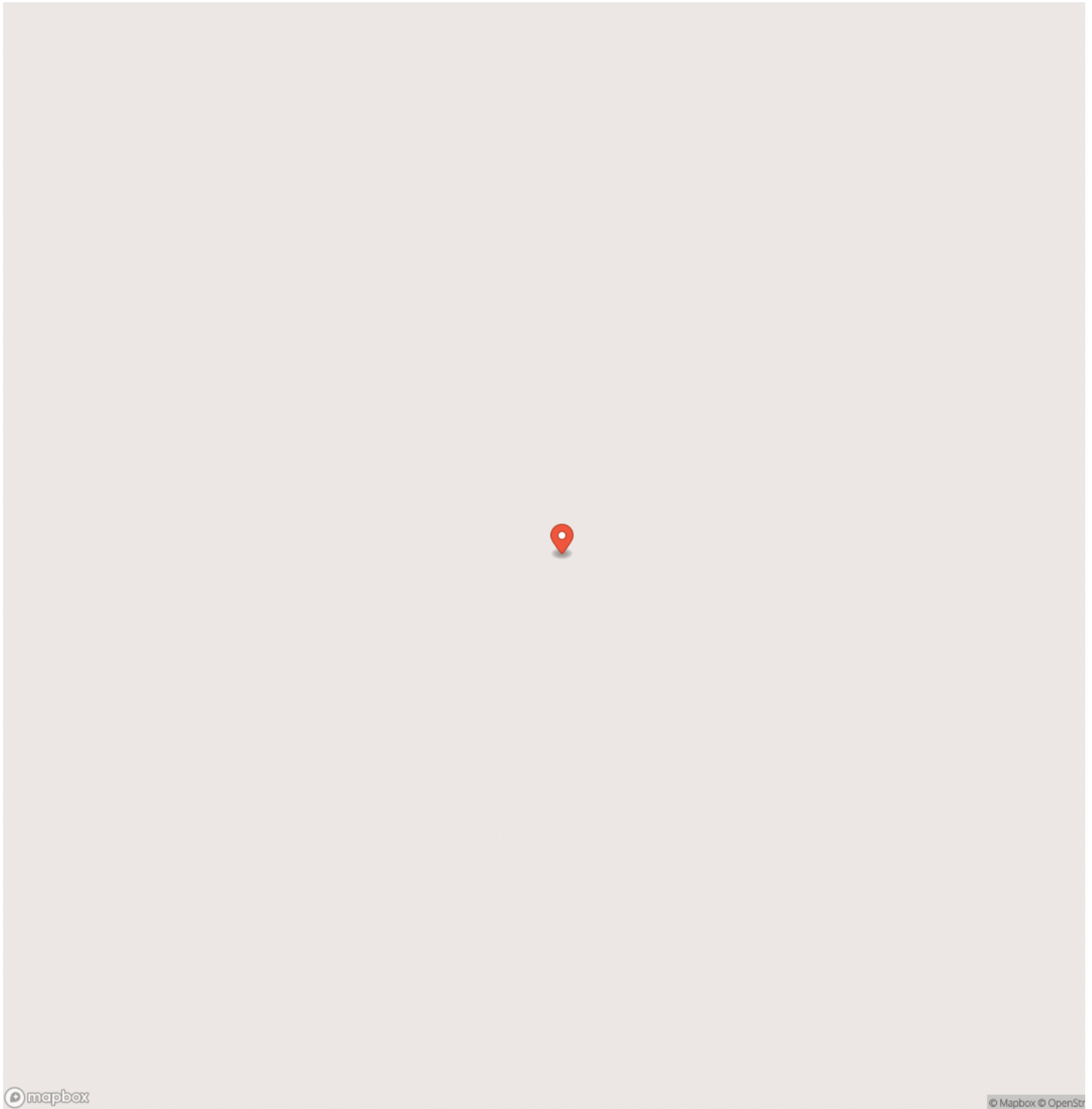
WHEELER TRACT
Coward, SC / Florence County



Locator Map



Locator Map



Satellite Map



WHEELER TRACT
Coward, SC / Florence County

LISTING REPRESENTATIVE

For more information contact:



Representative

Compass South Land Sales

Mobile

(854) 226-1452

Office

(800) 731-2278

Email

compassouthleads@gmail.com

Address

452 Upchurch Ln

City / State / Zip

Walterboro, SC 29488-8331

NOTES

[illegible]

[illegible]

<https://compasslandpartners.com/>

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/>

