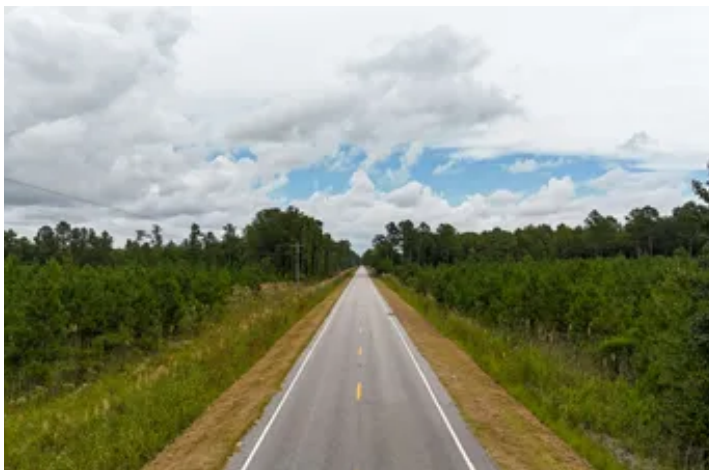


OLD 4 HIGHWAY TRACT
0 W Old Number 4 Highway
Coward, SC 29541

\$260,400
62± Acres
Florence County



OLD 4 HIGHWAY TRACT
Coward, SC / Florence County

SUMMARY

Address

0 W Old Number 4 Highway

City, State Zip

Coward, SC 29541

County

Florence County

Type

Farms, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

34.03545 / -79.77300

Acreage

62

Price

\$260,400

Property Website

<https://compasslandpartners.com/property/old-4-highway-tract-florence-south-carolina/117993/>



OLD 4 HIGHWAY TRACT

Coward, SC / Florence County

PROPERTY DESCRIPTION

The Old 4 Highway Tract is a 62-acre property offering a mixture of farmland, timberland, recreational land, and undeveloped acreage in the heart of South Carolina's Pee Dee region. Currently used for agricultural purposes, this tract presents a well-rounded opportunity for buyers seeking timber investment, recreational use, or long-term land ownership.

Location

Situated between Florence, SC and Lake City, SC, the Old 4 Highway Tract is approximately 20 minutes from both communities, providing convenient access to shopping, dining, healthcare, and other amenities. The property is located near Effingham, SC, keeping buyers within reach of the broader Florence area. Power is available at the road, making future development straightforward.

Access

The property fronts W Old Number 4 Highway, a state road, with approximately 2,500 feet of paved road frontage providing excellent visibility and accessibility. This substantial frontage along a state-maintained road ensures reliable access to the property.

Topography

The tract's wooded, relatively level Pee Dee region terrain is characteristic of land well-suited to pine plantation management and general agricultural activity. The property's layout supports a variety of land use configurations.

Improvements

This property currently carries no existing structures or improvements, which gives the next owner a clean slate to develop the land according to their specific vision. The absence of improvements also means no inherited maintenance costs, allowing buyers to invest directly in the land itself and build out exactly what they need.

Timber

The timber consists of pre-merchantable Loblolly Pine plantation, a timber asset that will continue to increase in value as the stand matures. The wooded character of the property, combined with the established pine plantation, positions this tract as a solid timber investment with future harvest revenue potential.

Wildlife and Recreation

The property supports healthy populations of whitetail deer and turkey, making it an attractive hunting tract in a region known for productive wildlife habitat. With ATV trails, hiking trails, and direct access to the adjoining Lynches River State Park, the outdoor recreation opportunities extend well beyond hunting season.

Current and Potential Use

Currently used for agricultural purposes, the Old 4 Highway Tract presents potential across multiple use categories, including hunting, timber production, recreational use, residential development, mixed use, and investment. The combination of paved road frontage, power availability at the road, and adjacency to Lynches River State Park makes this property particularly attractive.

Summary

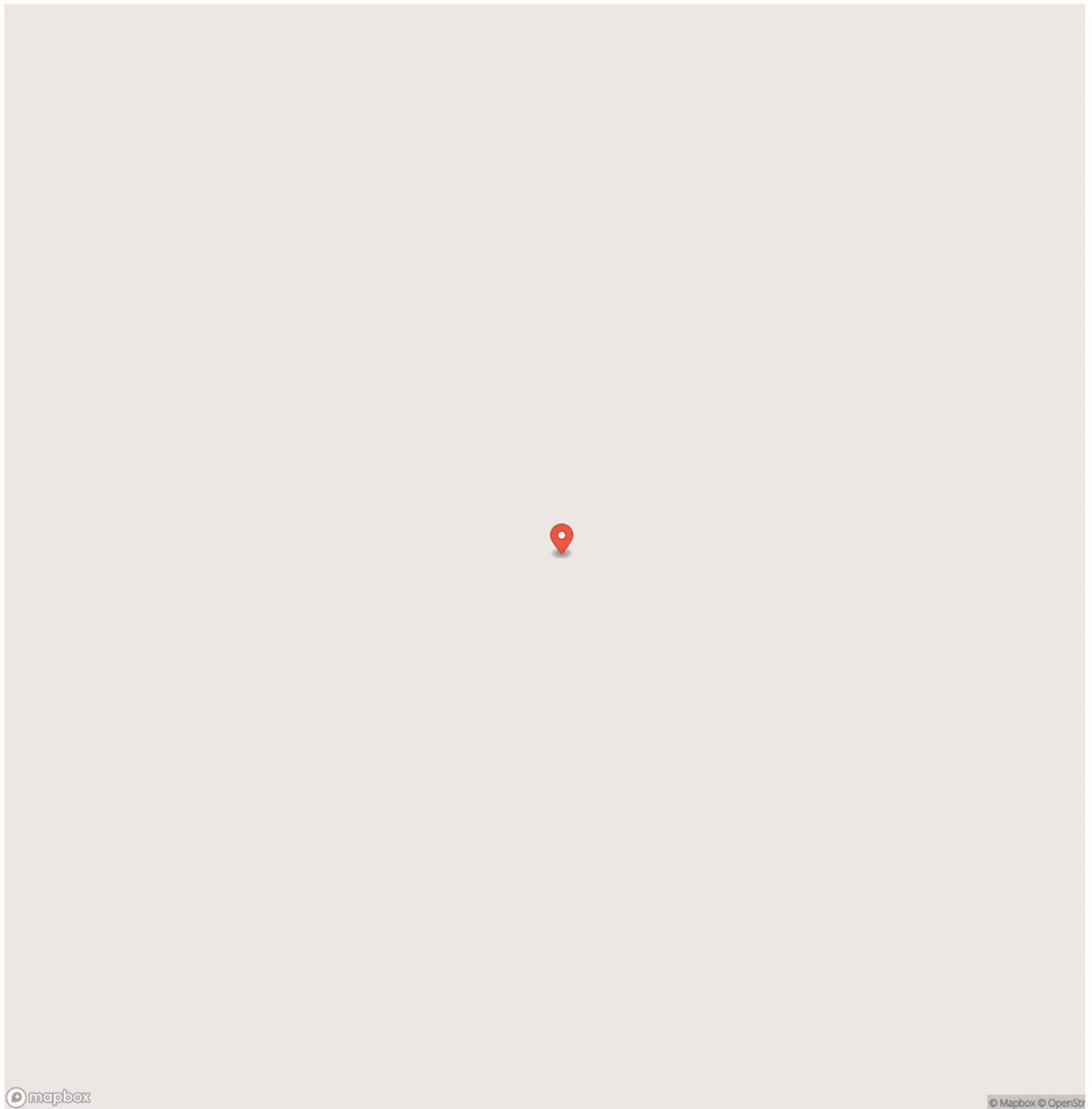
The Old 4 Highway Tract offers 62 acres of productive, well-located land in South Carolina's Pee Dee region, featuring a pre-merchantable Loblolly Pine Plantation, extensive paved road frontage, wildlife habitat, and direct adjacency to Lynches River State Park. The property's central location between Florence and Lake City, combined with its multi-use potential and available utilities, makes it a strong candidate for timber investors, hunters, and developers alike. Contact us today to learn more about this property or to schedule a showing.



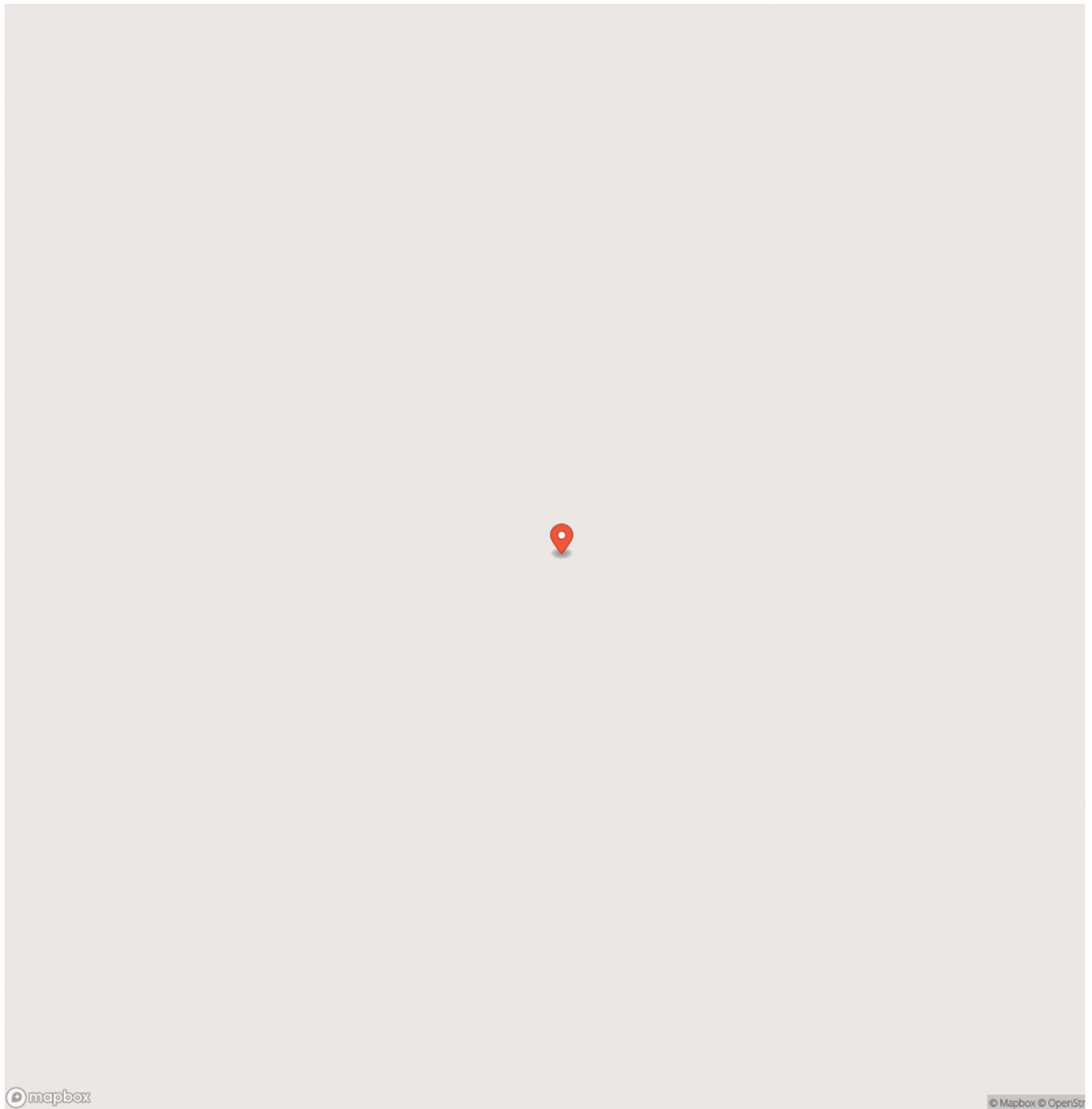
OLD 4 HIGHWAY TRACT
Coward, SC / Florence County



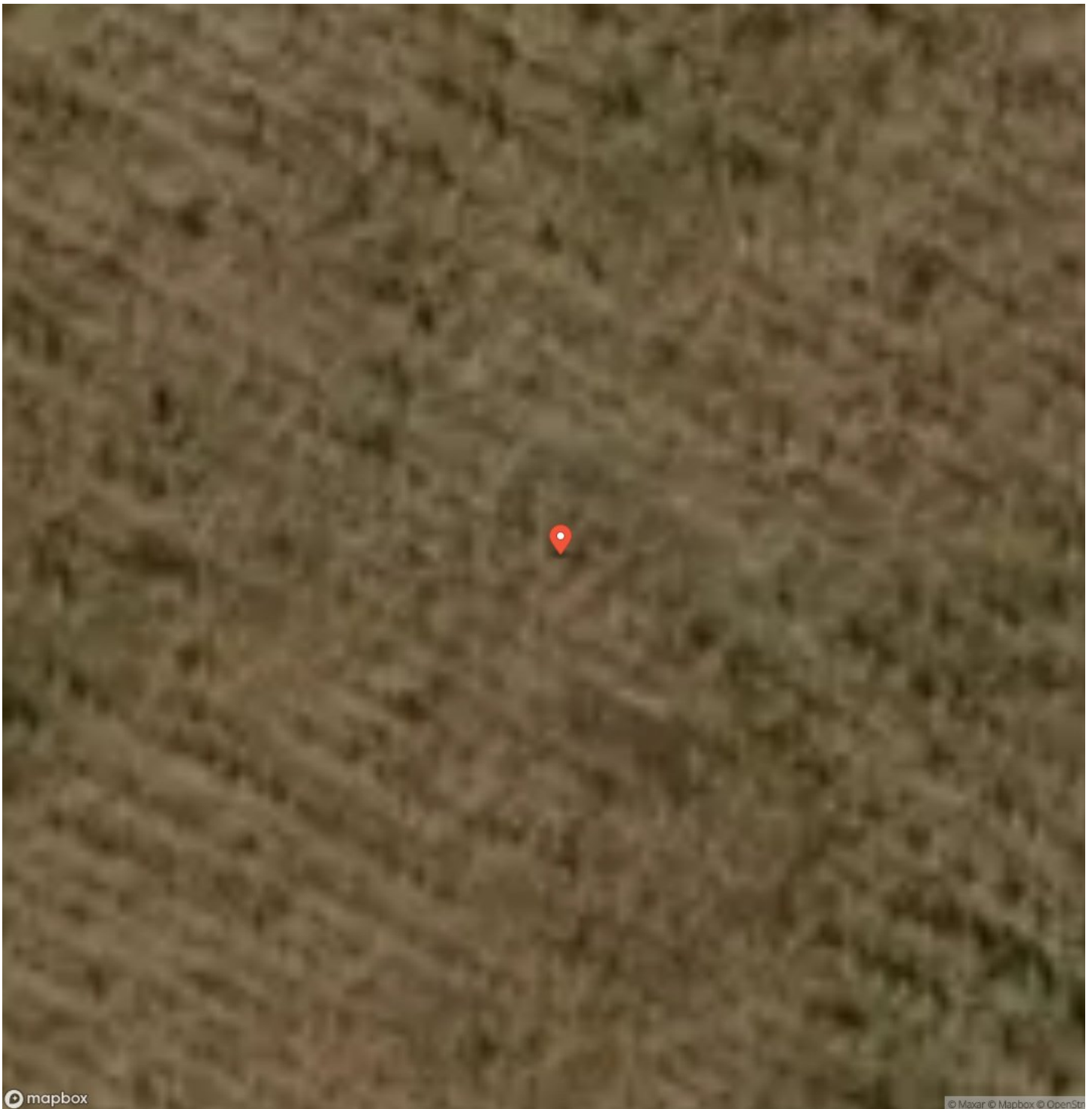
Locator Map



Locator Map



Satellite Map



OLD 4 HIGHWAY TRACT
Coward, SC / Florence County

LISTING REPRESENTATIVE

For more information contact:



Representative

Compass South Land Sales

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452 Upchurch Ln

City / State / Zip

Walterboro, SC 29488-8331

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://compasslandpartners.com/>

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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