GRIST MILL FARM
Twin Church Road
Timmonsville, SC 29161

$10,354,000
1,336± Acres
Florence County







MORE INFO ONLINE:

https://compasssouth.com/land-sales/

SUMMARY

Address
Twin Church Road

City, State Zip
Timmonsville, SC 29161

County
Florence County

Type
Farms, Recreational Land, Undeveloped Land, Timberland, Hunting Land, Lot

Latitude / Longitude
34.08673 / -79.91252

Acreage
1,336

Price
$10,354,000

Property Website
compasssouth.com







PROPERTY DESCRIPTION

Grist Mill Farm encompasses +/- 1,336 contiguous acres of land for sale in Timmonsville, SC. This prime agricultural property is ideally located just 15 minutes from Florence and 30 minutes from Sumter. Strategically located less than 2 miles from I-95 Exit 153 at Honda Way, Grist Mill Farm is perfectly positioned for diverse investment opportunities. Whether you're looking to expand agricultural operations, invest in timberland, or prepare for future growth, this property offers limitless potential.

Prime Agricultural Land

With +/- 870 acres of highly productive farmland, including +/- 406 acres equipped with an efficient irrigation system, you'll experience optimal growth conditions and top-tier yields. The comprehensive ditching ensures excellent drainage for consistently thriving crops.

Accessible and Valuable Road Network

Enjoy the convenience of extensive road frontage, featuring +/- 6,500 feet of paved access and 3.5 miles of dirt road. This robust infrastructure boosts accessibility and enhances the property's value, making it an ideal choice for any agricultural or investment endeavor.

Timber Opportunities

Take advantage of the pre-merchantable mixed hardwood and loblolly pine plantations, offering future revenue prospects from timber harvests. This diverse investment opportunity allows you to capitalize on both agricultural and timberland potential, maximizing your return on investment.

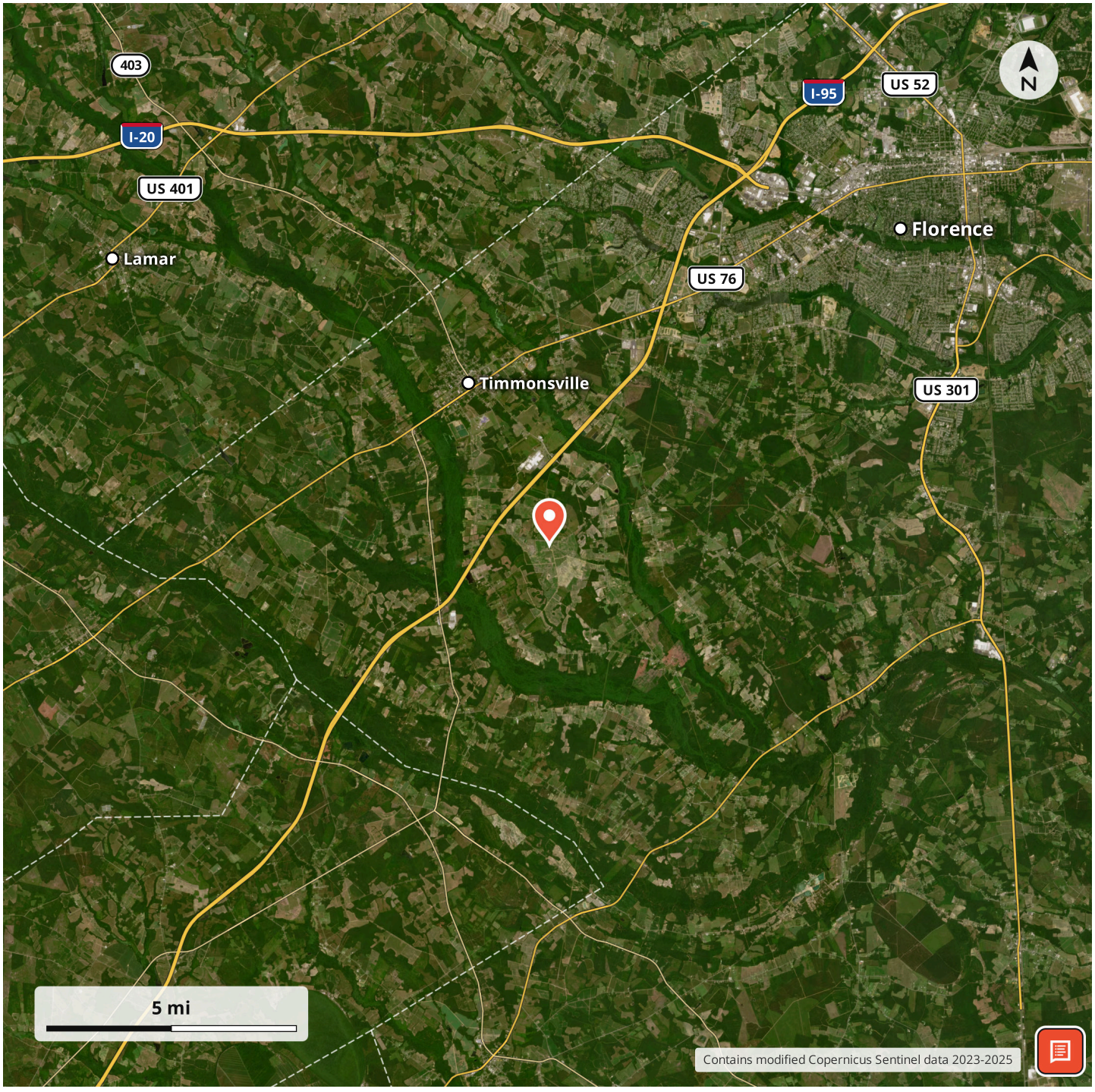
This is a rare and valuable listing in the heart of South Carolina's agricultural landscape. Don't miss the opportunity to own an exceptional tract of land, where fertile fields and strategic location combine to create unparalleled possibilities. Contact us today to schedule a showing.








Regional Map



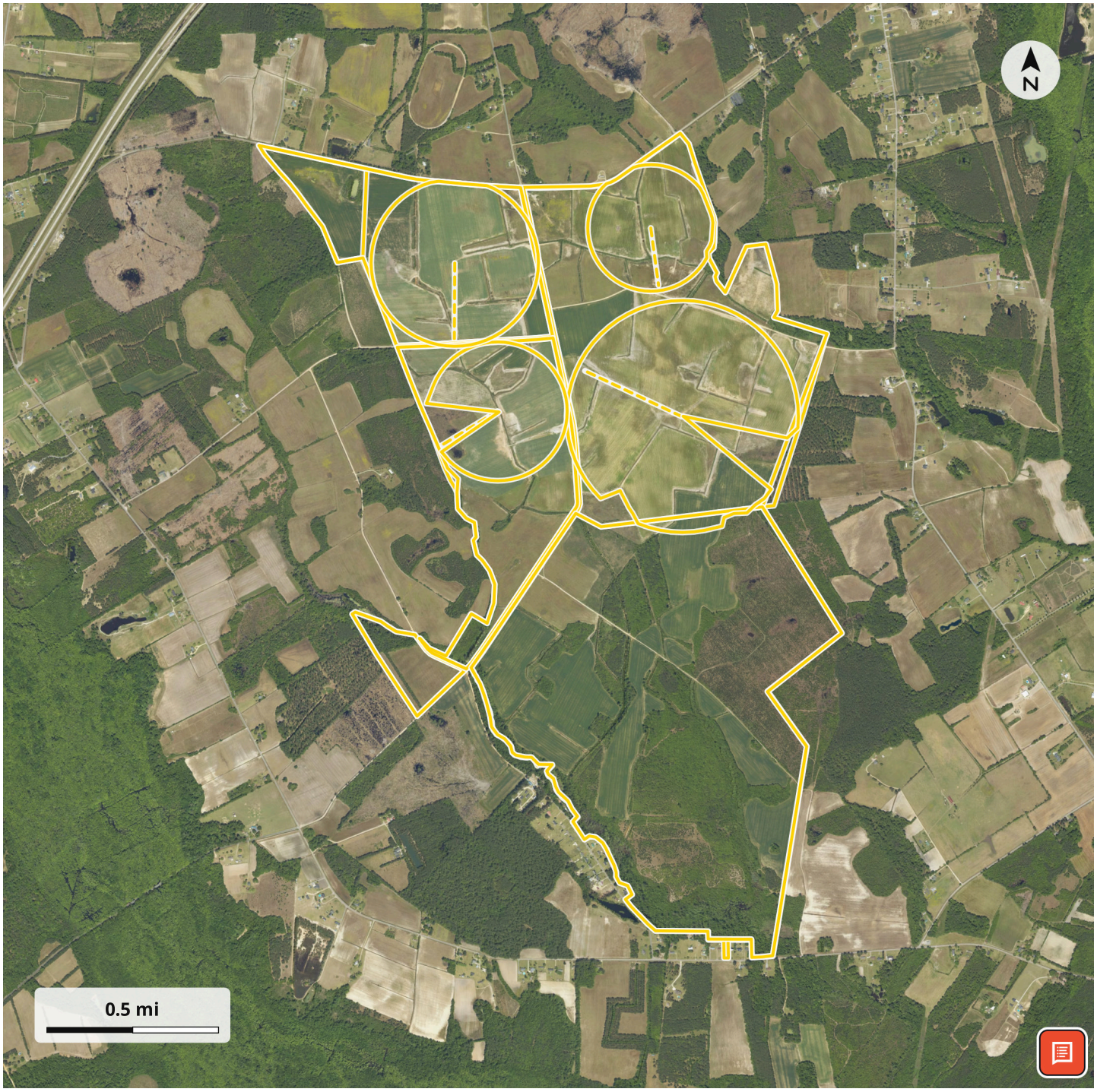
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Locator Map


N
ALASKA
IDAHO
CONNECTICUT
ARIZONA
ALABAMA
HAWAII
200 mi
Contains modified Copernicus Sentinel data 2023-2025

Aerial Map



LISTING REPRESENTATIVE

For more information contact:

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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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