

BEN GAUSE ROAD TRACT
0 Ben Gause Road
Coward, SC 29530

\$663,000
169± Acres
Florence County



BEN GAUSE ROAD TRACT
Coward, SC / Florence County

SUMMARY

Address

0 Ben Gause Road

City, State Zip

Coward, SC 29530

County

Florence County

Type

Timberland, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

34.03765 / -79.77850

Acreage

169

Price

\$663,000

Property Website

<https://compasslandpartners.com/property/ben-gause-road-tract-florence-south-carolina/117986/>



BEN GAUSE ROAD TRACT

Coward, SC / Florence County

PROPERTY DESCRIPTION

The Ben Gause Road Tract is a 169-acre property located near Effingham, South Carolina, currently used for agricultural purposes. The tract offers a mixture of timber, hunting, and recreational opportunity, making it a strong candidate for buyers seeking undeveloped land with long-term returns in the heart of the South Carolina Lowcountry.

Location

Positioned centrally between Florence, SC and Lake City, SC, the property sits approximately 20 minutes from each city, offering convenient access to shopping, dining, and services, without sacrificing the rural character that makes it appealing. The surrounding area is well-suited for outdoor pursuits, and the property's proximity to established communities adds practical value for buyers who plan to use it regularly.

Access

The property fronts Ben Gause Road, a county-maintained paved road, with approximately 2,500 feet of road frontage providing excellent and reliable access. This generous frontage offers multiple potential entry points and adds flexibility for future development or management purposes.

Topography

The Ben Gause Road Tract features a wooded landscape typical of the South Carolina Lowcountry, with terrain well-suited to both timber production and recreational use. The property's natural contours support healthy pine growth and provide varied habitat throughout the tract.

Improvements

This property comes without existing structures, which presents a clean slate for buyers to develop the land according to their specific vision and goals. Whether you plan to build a hunting cabin, establish management headquarters, or simply retain the land for investment, the absence of improvements means no renovation costs or inherited limitations.

Timber

The timber on the Ben Gause Road Tract consists of a merchantable Loblolly Pine plantation, representing a tangible and income-generating asset for the new owner. Loblolly Pine is one of the most commercially valuable softwood species in the Southeast, and a plantation of this nature offers predictable management options, plus the potential for near-term timber revenue.

Wildlife and Recreation

The property supports healthy populations of whitetail deer and turkey, making it an attractive option for hunters. ATV trails and direct access to Lynches River State Park further enhance the recreational appeal, offering outdoor enthusiasts a range of activities right at their doorstep.

Current and Potential Use

Currently used for agricultural purposes, this tract offers a broad range of potential uses including hunting, timber production, a tree farm, mixed-use recreational development, or long-term investment. The combination of merchantable timber, wildlife habitat, and road frontage makes it adaptable for a variety of buyers, from the serious hunter to the timberland investor.

Summary

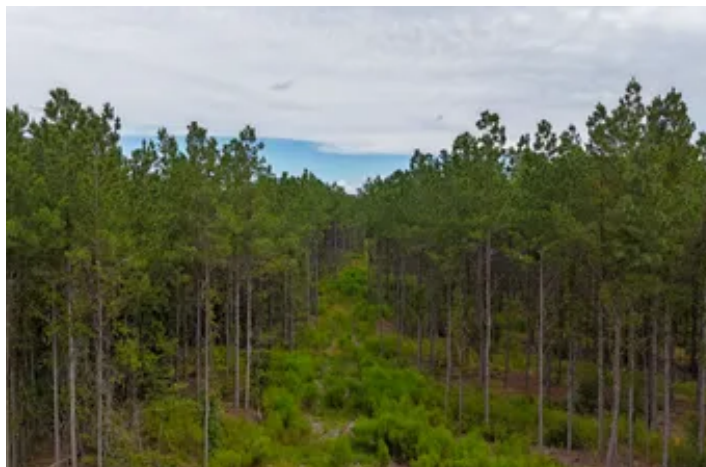
The Ben Gause Road Tract offers 169 acres of wooded, income-producing timberland with exceptional road frontage, strong wildlife habitat, recreational access, and a prime location between Florence and Lake City, South Carolina. Its adjacency to Lynches River State Park,



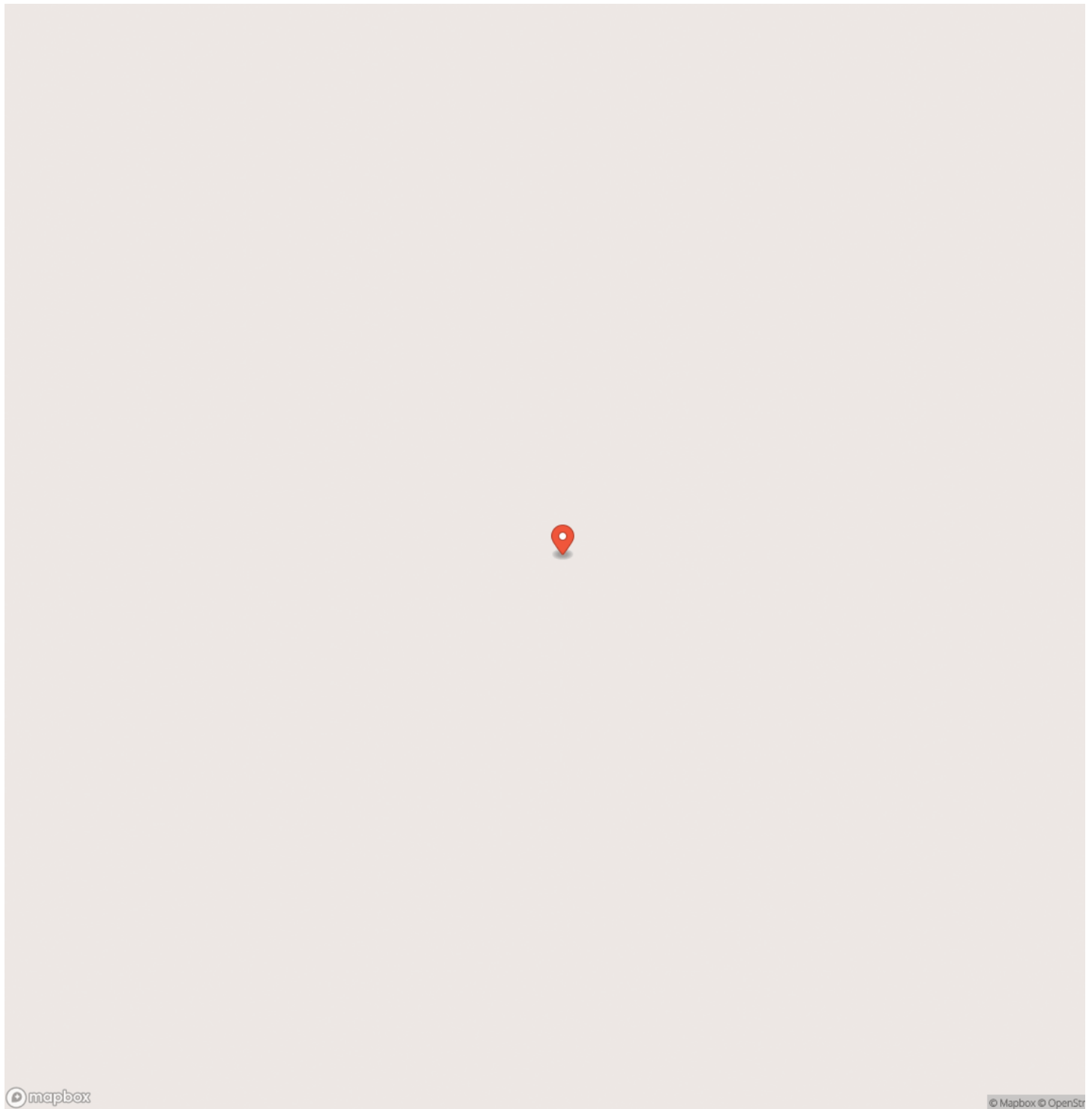
merchantable Loblolly Pine timber, and versatile potential uses make it a well-rounded opportunity for hunters, investors, and land managers alike. Contact us today to learn more or to schedule a showing.



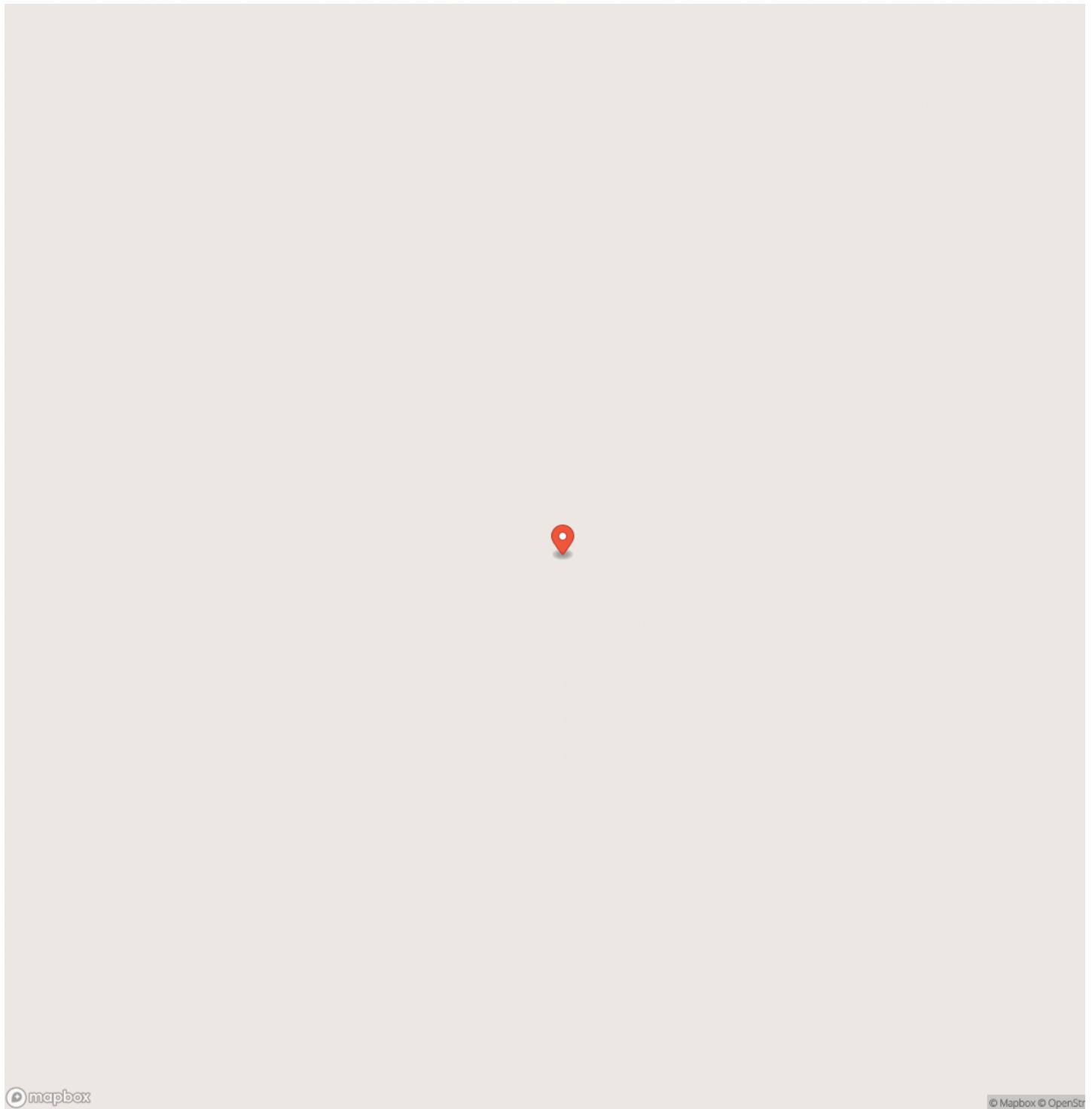
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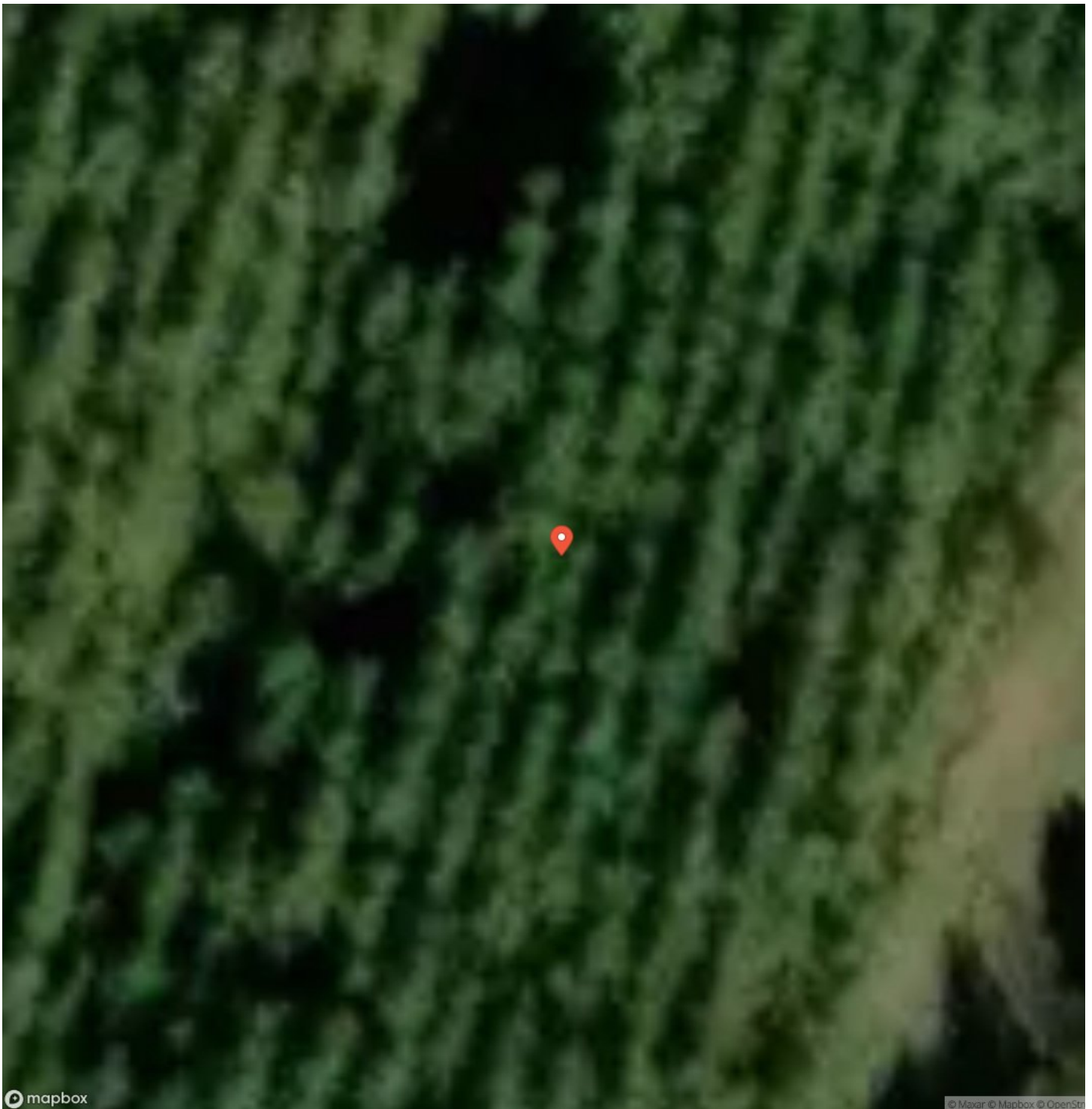
Locator Map



Locator Map



Satellite Map



BEN GAUSE ROAD TRACT
Coward, SC / Florence County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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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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