

OAKBREEZE FARM
Norris Drive
Walterboro, SC 29488

\$602,000
70± Acres
Colleton County



OAKBREEZE FARM
Walterboro, SC / Colleton County

SUMMARY

Address

Norris Drive

City, State Zip

Walterboro, SC 29488

County

Colleton County

Type

Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude

32.91389 / -80.81751

Acreage

70

Price

\$602,000

Property Website

<https://compasslandpartners.com/property/oakbreeze-farm/colleton/south-carolina/91176/>



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PROPERTY DESCRIPTION

Discover Oakbreeze Farm, a stunning +/- 70-acre property located in the heart of Colleton County, SC. This land offers endless possibilities, whether you're seeking a private retreat, a hunting property, or a versatile agricultural investment. Conveniently positioned just 15 minutes from Walterboro, an hour from Charleston, and only 10 minutes from I-95, the property combines rural tranquility with easy access to nearby cities and major travel routes.

Boasting approximately 2,000 feet of road frontage on Norris Drive, Oakbreeze Farm is designed for convenience and accessibility. The internal road system provides easy navigation throughout the property, while existing infrastructure - including two septic systems, power, two wells, and a shed - adds to the functionality and development potential. The land is home to thriving mature loblolly pines and areas of natural hardwood.

For outdoor enthusiasts, Oakbreeze Farm is a fantastic opportunity. A scenic fish pond and abundant wildlife make it ideal for recreational activities, with exceptional deer and turkey hunting opportunities. Whether you're looking to escape the hustle of city life or invest in a property with untapped potential, Oakbreeze Farm delivers unmatched opportunity and charm.

Key Features

- This remarkable property spans approximately 70 acres, offering a range of features to suit various needs.
- With about 2,000 feet of road frontage along Norris Drive, access to the property is both convenient and practical.
- An internal road system ensures easy navigation throughout the land, making it ideal for exploration or future development.
- The property is equipped with essential infrastructure, including two septic systems, power, and two wells, making it ready for immediate use.
- A shed is also situated on the land, providing additional storage or workspace.
- Oakbreeze Farm boasts a diverse and thriving landscape.
- Mature loblolly pine plantation, alongside areas of natural hardwood, create opportunities for timber-related ventures or simply enjoying nature.
- A scenic fish pond further enhances the property, offering a peaceful spot for relaxation or recreation.

For outdoor enthusiasts and hunters, this property is an excellent choice. With abundant wildlife, including deer and turkey, it provides outstanding opportunities for hunting. Whether you're looking to enjoy the great outdoors or develop the land to suit your vision, Oakbreeze Farm has everything you need.

Prime Location with Exceptional Accessibility

Oakbreeze Farm perfectly balances rural charm with modern convenience. Situated just 15 minutes from the quaint town of Walterboro, SC, and only an hour from the bustling city of Charleston, SC, this property provides the best of both worlds. Whether you're looking for a peaceful retreat or quick access to urban amenities, this location delivers. The property's proximity to I-95, just 10 minutes away, ensures easy travel for both short trips and longer commutes. The accessibility makes it a practical choice for those who value convenience intertwined with the tranquility of the countryside. Oakbreeze Farm's location is ideal for anyone seeking a lifestyle that blends the quiet pleasures of rural living with the benefits of being within reach of key destinations.

Agricultural Opportunities

Oakbreeze Farm offers incredible potential for those interested in agricultural ventures. The property features mature loblolly pine plantations, providing opportunities for timber harvesting or long-term investment. Additionally, the natural hardwood areas add diversity to the landscape and further enhance the value of the land for forestry or conservation efforts. With open spaces and fertile ground, the property is well-suited for farming or other agricultural uses. Whether you're considering row crops, orchards, or grazing livestock, the land's versatility makes it an excellent foundation for multiple agricultural projects. The existing infrastructure, including two septic systems, power and two wells, ensures the property is equipped to support agricultural operations with ease. For buyers seeking to expand or start a farming enterprise, the combination of natural resources and infrastructure creates a practical and valuable opportunity. Oakbreeze Farm is not only a beautiful property but also a functional and adaptable space for agricultural growth.



Outdoor Adventures and Hunting

With thriving populations of deer and turkey, Oakbreeze Farm is a haven for hunters. The diverse landscape, featuring mature loblolly pines and natural hardwoods, creates an ideal habitat for wildlife and ensures memorable outings for seasoned hunters and beginners alike. Adding to the property's charm is a scenic fish pond, perfect for those who enjoy relaxing by the water or casting a line. Whether it's a quiet afternoon spent fishing or simply taking in the serene surroundings, the pond is a peaceful retreat within the property. The combination of water features, open spaces, and wooded areas makes Oakbreeze Farm an excellent location for hiking, nature watching, or even setting up camp for a weekend getaway.

This land is more than just a property - it's an invitation to experience the outdoors in all its beauty. With opportunities to hunt, fish, explore, and relax, Oakbreeze Farm offers an unmatched setting for anyone looking to embrace a lifestyle centered around outdoor recreation and natural tranquility.

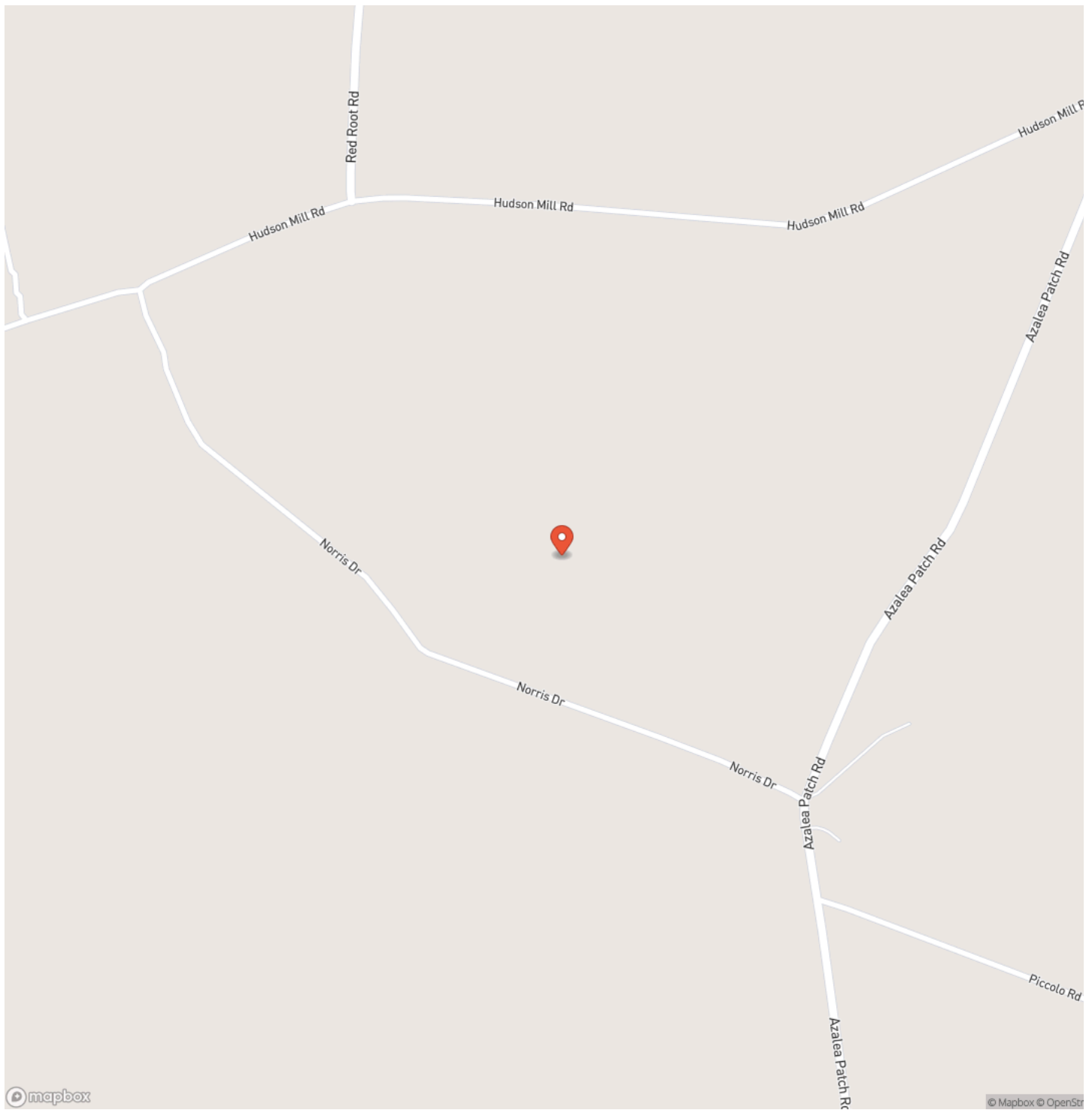
Don't wait! Call or email us today to schedule a showing with one of our agents.



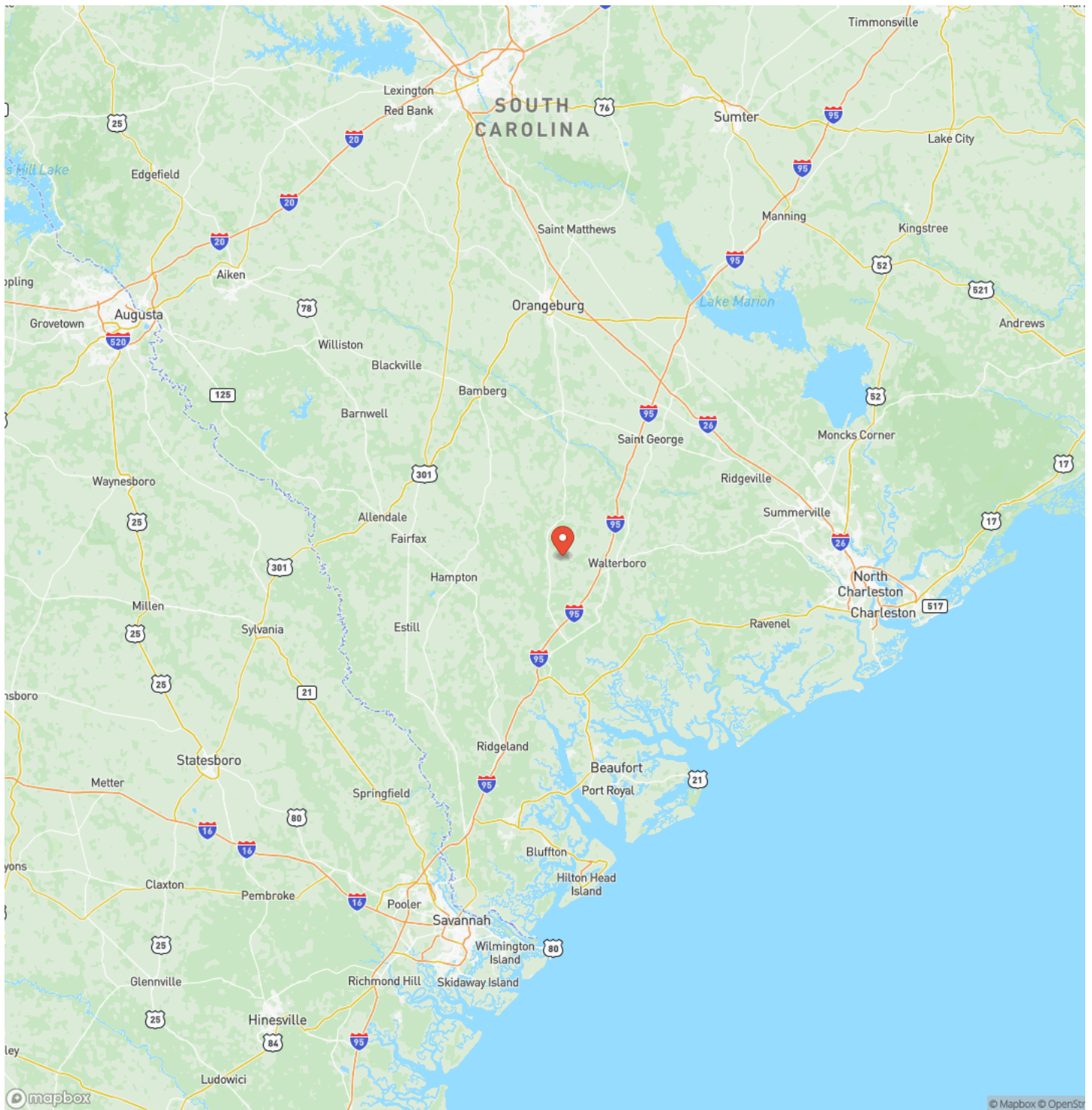
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Locator Map



Locator Map



Satellite Map



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