



Tract 3061C-Willow Swamp Tract

122 Acres  
Orangeburg County, South Carolina  
Property Price : \$561,000 or (\$4,598/acre)



**Acreage:**

122 acres

**General Description:**

The Willow Swamp Tract consists of 122 acres in Orangeburg County, SC. This property has all the right attributes for an outdoor enthusiast and timberland investor. There is approximately 72 acres of 6-year-old pine plantation on this tract with the remaining acreage dropping off into a mature hardwood bottom and swamp. The entire western boundary line is Rocky Swamp Creek which has water flowing through it year-round. There is also a 4-acre swamp that could make a great wood duck hole. This tract is situated between Springfield and Norway and fronts on Willow Swamp Rd. It has half a mile of paved road frontage and two gated entrances with internal roads allowing access through the property.

**Investment:**

\$561,000 or (\$4,598/acre)

**Tax ID:**

0028-00-06-002.000

**Agent:**

**Mark McMillan**  
803-957-9503  
**Cole McMillan**  
803-960-4630

✉ [contact@advancelandandtimber.com](mailto:contact@advancelandandtimber.com)

📞 (803) 957-9503

[www.advancelandandtimber.com](http://www.advancelandandtimber.com)

**Location/Directions:**

From Columbia, travel South on HWY 321 to the town of Norway (37 miles). Turn right on HWY 332 east and travel 6 miles. Property is on the left. Also fronts on Willow Swamp Road.

*Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.*

