

35.65 acres of Farm Land For Sale in Horry County, SC!
Off of Shelley Ln
Nichols, SC 29581

\$525,000
35.650± Acres
Marion County



**35.65 acres of Farm Land For Sale in Horry County, SC!
Nichols, SC / Marion County**

SUMMARY

Address

Off of Shelley Ln

City, State Zip

Nichols, SC 29581

County

Marion County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

34 .105578 / -79.091464

Acreage

35.650

Price

\$525,000

Property Website

<https://www.mossyoakproperties.com/property/35-65-acres-of-farm-land-for-sale-in-horry-county-sc-marion-south-carolina/112852/>



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PROPERTY DESCRIPTION

25 acres of tillable farmland-small pond-short drive to town!

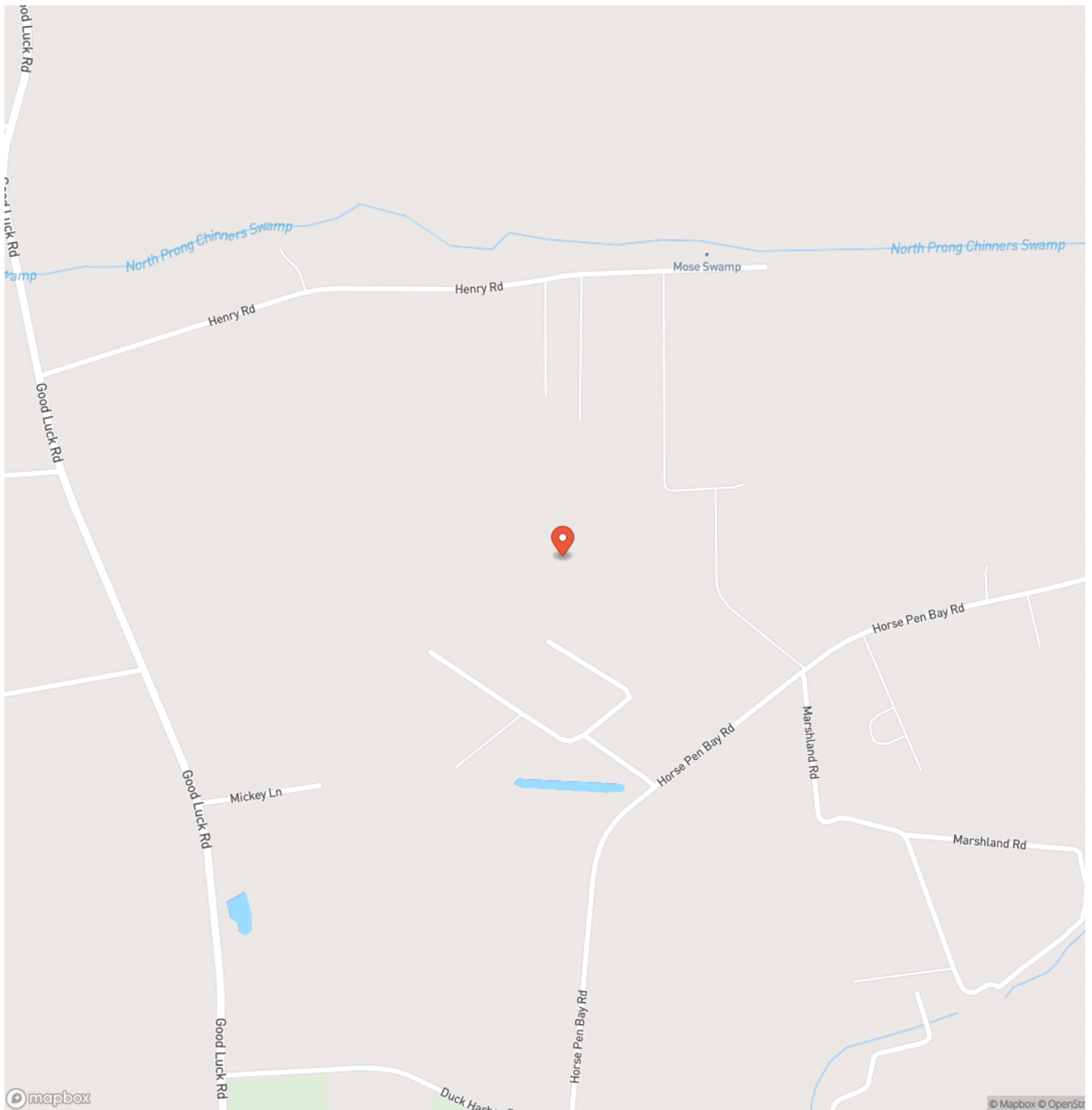
Discover the peace, space, and freedom you have been searching for with this exceptional 35.65 acre countryside retreat located less than 10 miles from Loris in the Green Sea School District. Tucked away from the hustle and bustle, this versatile property offers the perfect blend of productive farmland and the natural beauty of a private rural setting. Approximately 25 acres of tillable land provide excellent agricultural potential, while mature timber along the rear of the property creates a secluded backdrop for wildlife, hunting, and peaceful outdoor living. A picturesque private pond adds to the property's charm and provides the perfect place for fishing, relaxing by the water, enjoying campfires, or taking in beautiful Carolina sunsets. Whether you envision building your dream home, creating a mini farm, establishing an equestrian property, or developing your own recreational retreat, this property offers endless possibilities. There is ample room for barns, fenced pastures, trails, ATV riding, food plots, and more. It also presents an excellent opportunity for those seeking a long term farmland investment with future appreciation potential. With no HOA and flexible land use options, you have the freedom to create the lifestyle you have always wanted. Although the property offers exceptional privacy, it is conveniently located within a short drive of shopping, dining, healthcare, and the beautiful beaches of the Grand Strand. Properties offering this combination of privacy, productivity, recreation, and investment potential are becoming increasingly rare. Do not miss this opportunity to own your own piece of the South Carolina countryside.

For more information on this and other land for sale in Horry County, contact Wyatt Wise at [843-907-1628](tel:843-907-1628) or by email at wwise@mossyoakproperties.com, or visit landandfarmsrealty.com.

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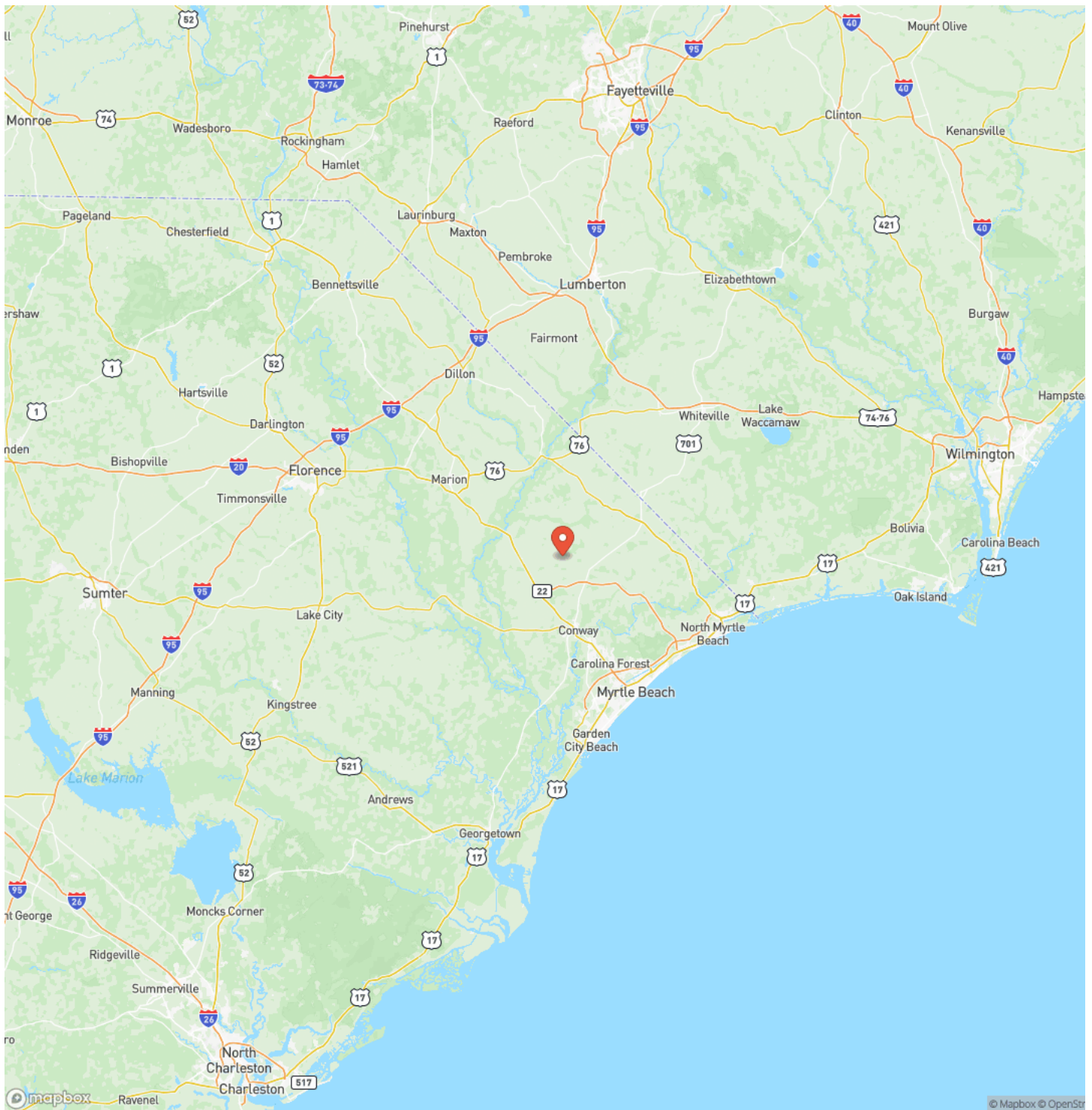


Locator Map



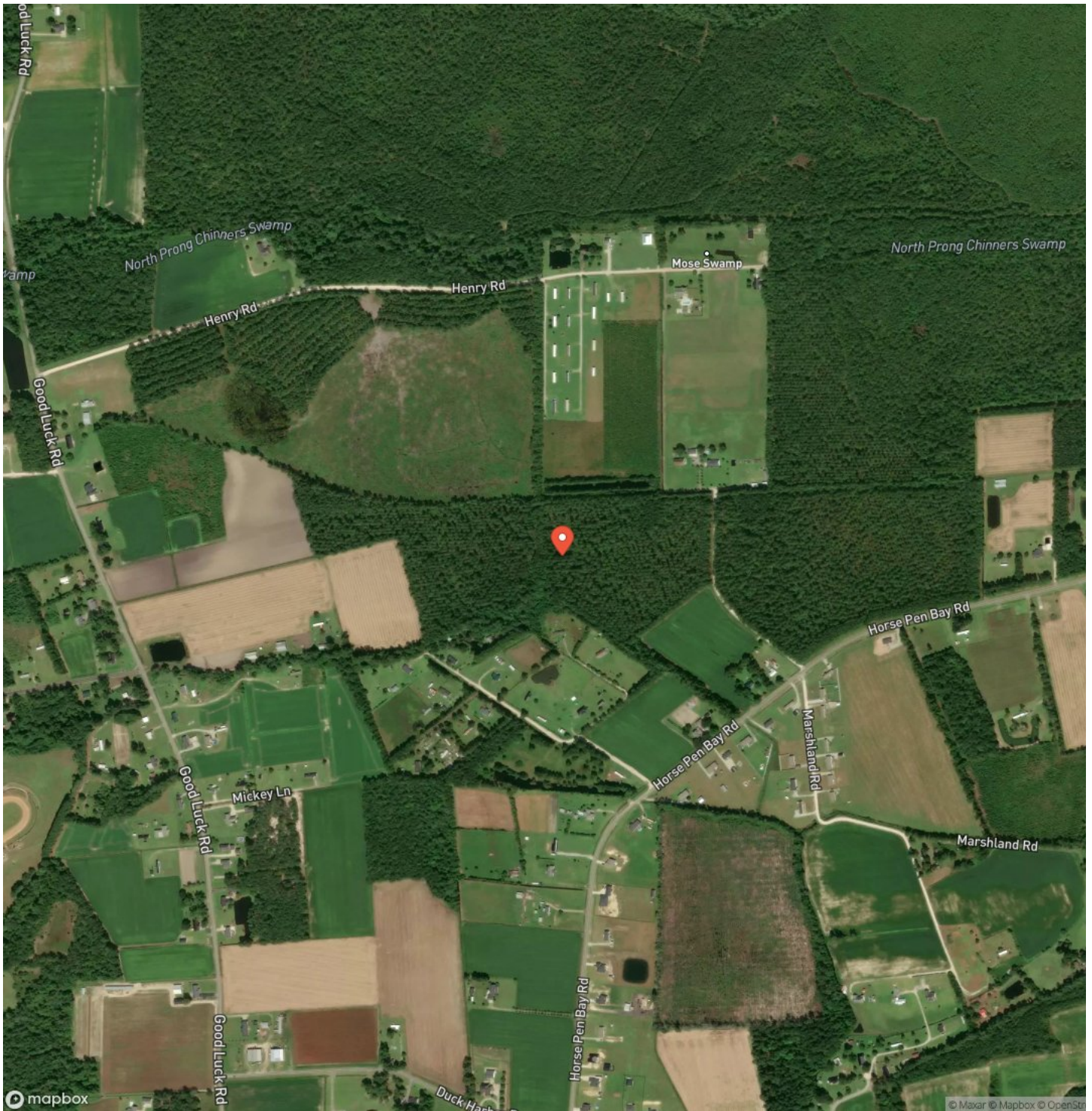
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Locator Map



35.65 acres of Farm Land For Sale in Horry County, SC!
Nichols, SC / Marion County

Satellite Map



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Nichols, SC / Marion County

LISTING REPRESENTATIVE
For more information contact:



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Address
1401 Hwy 17 S
City / State / Zip

NOTES

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<https://www.mossyoakproperties.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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