

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've been searching for with this exceptional ****35.65acre 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 blends productive farmland with the natural beauty of a private rural setting. Approximately ****25 acres of tillable land**** offer excellent agricultural potential, while mature timber along the rear of the tract provides a secluded backdrop perfect for wildlife, hunting, and quiet outdoor living. A picturesque ****private pond**** enhances the charm of the land, creating an ideal spot for fishing, relaxing by the water, enjoying campfires, or taking in stunning Carolina sunsets.

This property offers endless possibilities for buyers seeking flexibility and privacy, including:

- ****25 acres of tillable farmland**** ideal for crops, pasture, or longterm investment
- ****Mature timber**** along the back of the property for hunting, wildlife, and natural privacy
- ****Private pond**** perfect for recreation, fishing, and scenic enjoyment
- ****Room for barns, fenced pastures, trails, ATV riding, and food plots****
- ****No HOA**** and flexible landuse options for creating your dream lifestyle

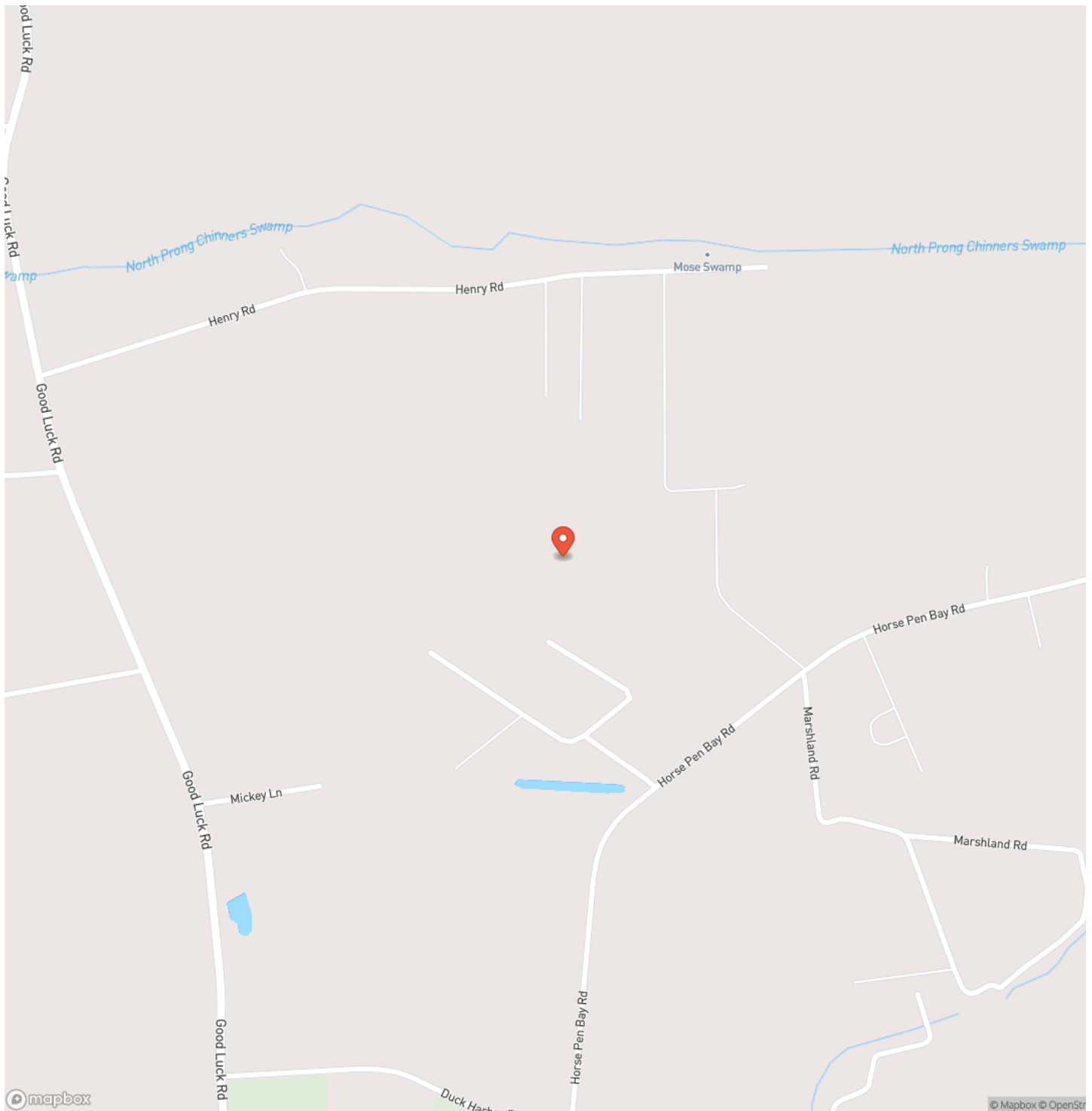
Whether you envision building your dream home, establishing a ****mini farm****, developing an ****equestrian property****, or creating your own recreational retreat, this tract provides the space and freedom to make it happen. Despite its exceptional privacy, the property remains conveniently close to shopping, dining, healthcare, and the beautiful beaches of the Grand Strand. Opportunities combining this level of privacy, productivity, recreation, and investment potential are becoming increasingly rare-don't miss your chance to own a remarkable 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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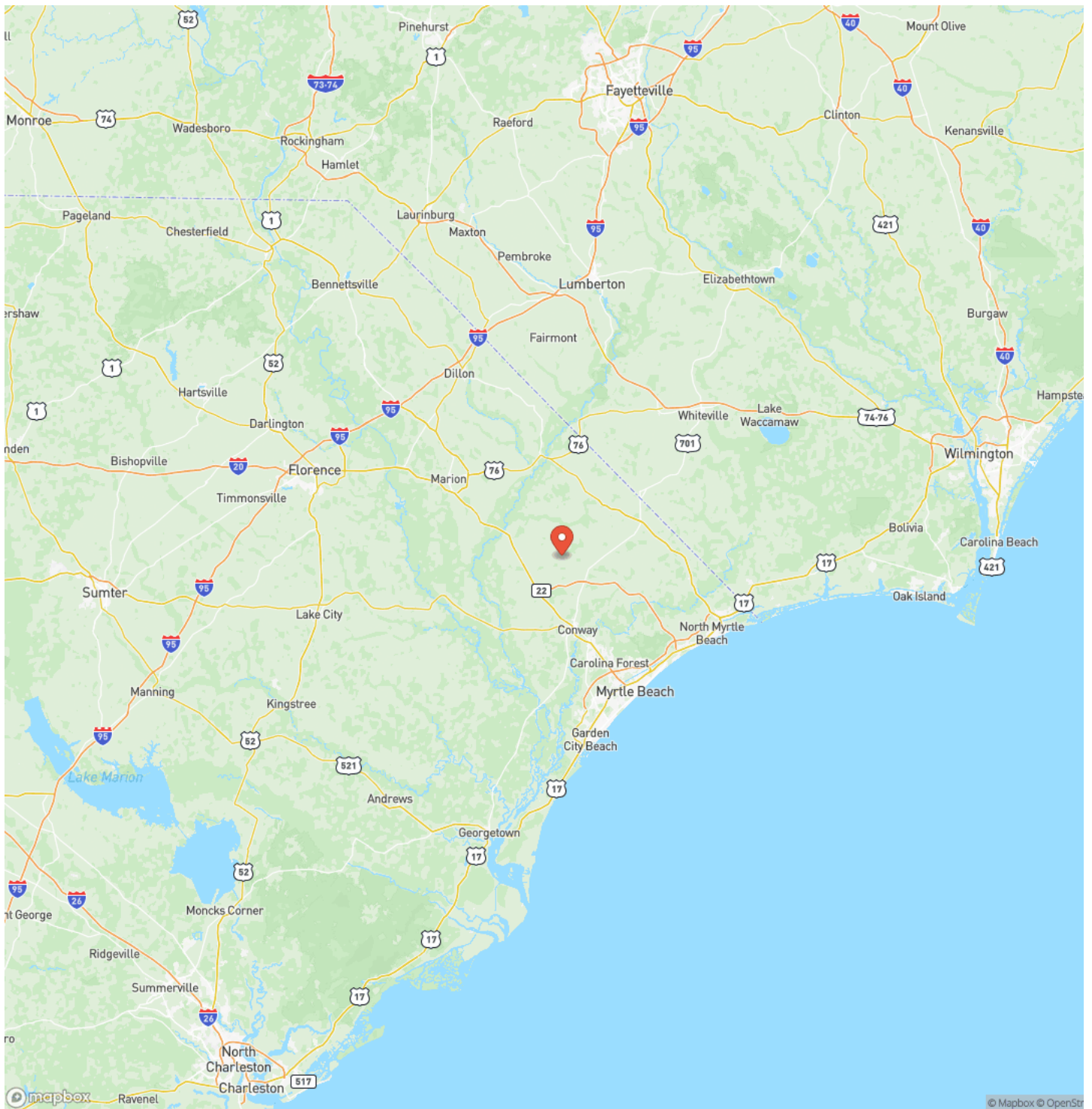


Locator Map



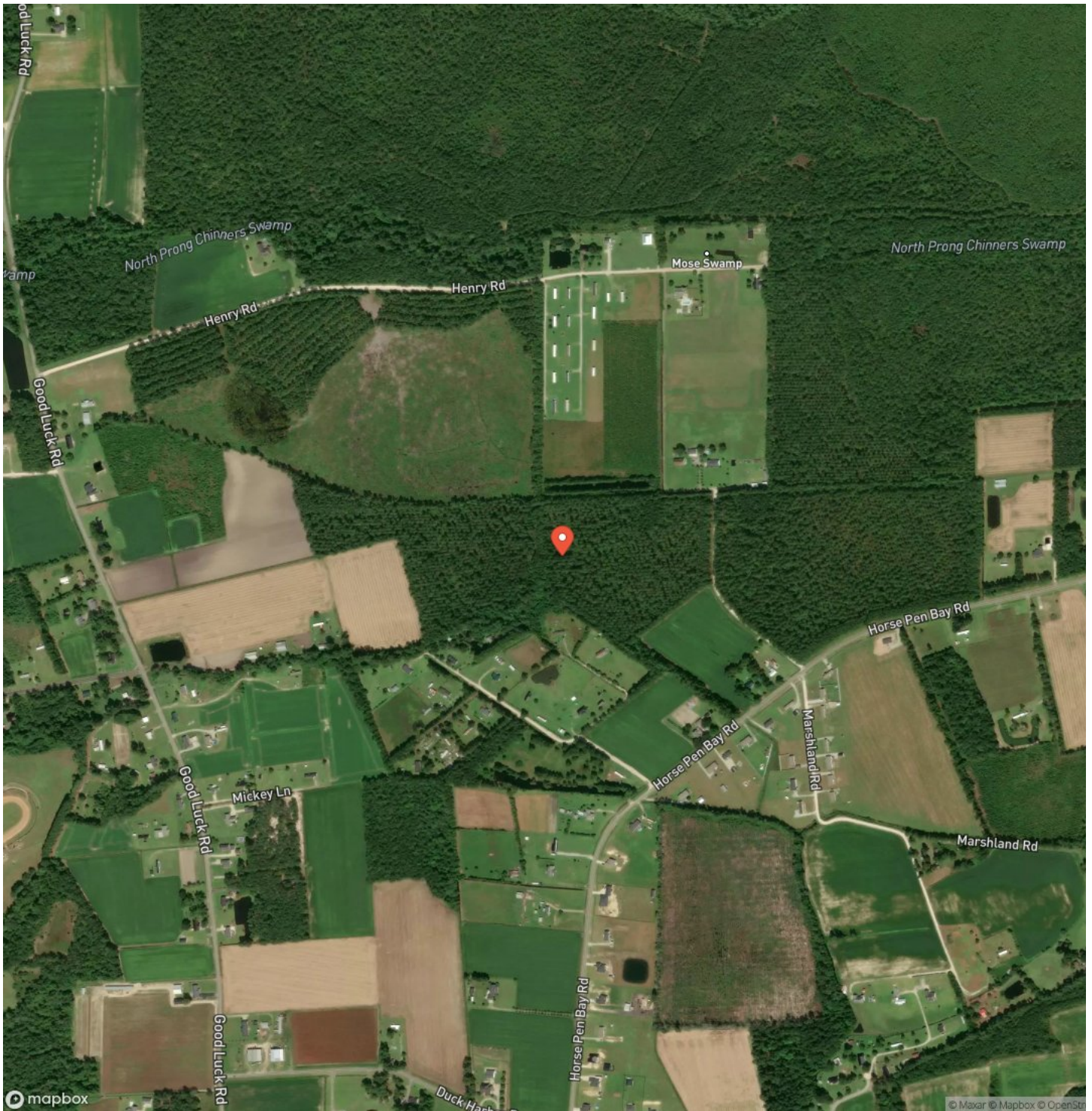
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Locator Map



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Nichols, SC / Marion County

Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



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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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