

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

\$699,999
45.500± Acres
Marion County



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

SUMMARY

Address

Off of Beth Ln

City, State Zip

Nichols, SC 29581

County

Marion County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot

Latitude / Longitude

34.104304 / -79.084112

Acreage

45.500

Price

\$699,999

Property Website

<https://www.mossyoakproperties.com/property/45-5-acres-of-farm-land-for-sale-in-horry-county-sc-marion-south-carolina/114402/>



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PROPERTY DESCRIPTION

37 acres of tillable farmland-4 acre pond-stunning waterfront homesite(s)!

Every so often, a property comes along that feels truly special - and this **45.59acre +/- tract** is one of those rare opportunities. Blending productive farmland, peaceful water views, and wideopen rural privacy, this land offers both beauty and versatility for a wide range of uses.

Approximately **37 acres of rich, tillable soil** make this tract ideal for **farming**, **pasture**, or **future development**. At the heart of the property lies a picturesque **4acre pond**, perfect for fishing, attracting wildlife, or simply unwinding beside the water. The remaining acreage provides open space and natural privacy, offering room for trails, recreation, and outdoor enjoyment.

Key property highlights include:

- **45.59 acres +/-** of beautiful, versatile land
- **37 acres of tillable farmland** with strong soil quality
- **4acre pond** offering scenic views and recreational enjoyment
- **Open acreage** suitable for building, recreation, or agricultural use
- **Prime location** just 15 minutes west of Loris and approx. 45 minutes from North Myrtle Beach
- **No HOA** and flexible landuse options
- **Endless potential** for a private estate, horse or cattle operation, recreational retreat, or longterm investment

Imagine mornings filled with birdsong and evenings watching deer move along the landscape. Whether you're casting a line from your own pond, riding trails across the property, or planning your dream homestead, this tract offers a lifestyle that's increasingly hard to find. With quiet country living and convenient access to the coast, this property delivers the perfect balance of privacy, productivity, and future potential.

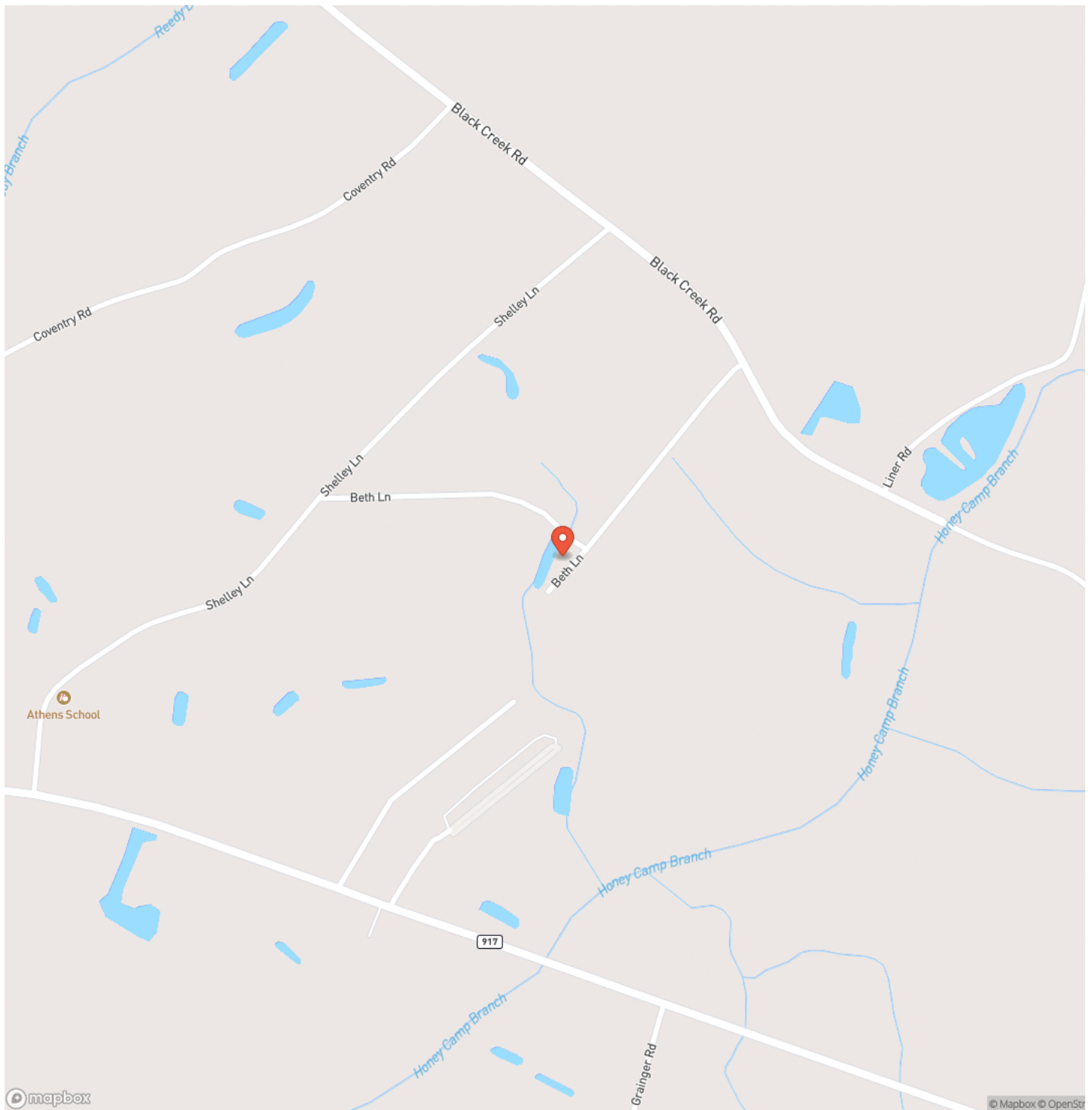
Wideopen space. No restrictions. Endless opportunity. This is more than land - it's a chance to create something lasting.

For more information on this and other land for sale in this 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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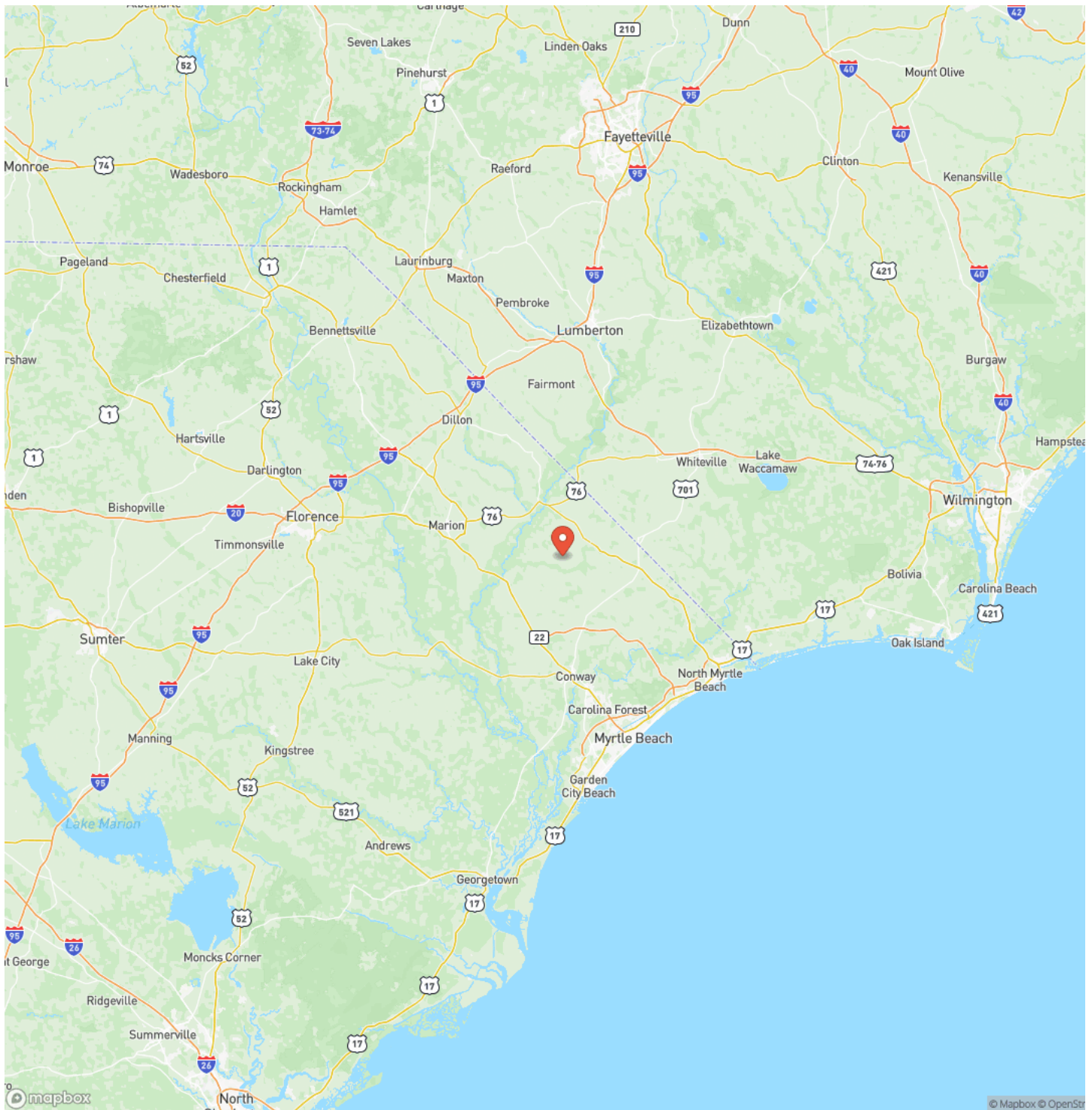


Locator Map



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Locator Map



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

Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

Wyatt Wise

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(843) 907-1628

Office

(844) 480-5263

Email

wwise@mossyoakproperties.com

Address

1401 Hwy 17 S

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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