

**111 acres of Hunting Land For Sale with  
Beautiful Home in Marion County, SC!**  
3422 SC 41  
Mullins, SC 29574

**\$485,000**  
111 +/- acres  
Marion County

111 ac Worrell Marion JB  
Marion County, South Carolina, 111 AC +/-





# 111 acres of Hunting Land For Sale with Beautiful Home in Marion County, SC! Mullins, SC / Marion County

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## **SUMMARY**

### **Address**

3422 SC 41

### **City, State Zip**

Mullins, SC 29574

### **County**

Marion County

### **Type**

Residential Property, Recreational Land,  
Timberland

### **Latitude / Longitude**

34.1176 / -79.2804

### **Dwelling Square Feet**

1790

### **Bedrooms / Bathrooms**

2 / 2

### **Acreage**

111

### **Price**

\$485,000

### **Property Website**

<https://mossyoakproperties.com/property/111-acres-of-hunting-land-for-sale-with-beautiful-home-in-marion-county-sc-marion-south-carolina/19290/>



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### **PROPERTY DESCRIPTION**

**Perfect Tract of Land with 1,500 sq ft home, rolling open meadows, pond, mature timber, and excellent wildlife habitat for ducks, deer, turkey, and small game!! It's a 111-acre MASTERPIECE!**

Few tracts come available that will challenge this one as being the perfect tract of land for the outdoors man. Situated in rural Marion County lies the 111-acre Ariel's Crossroads tract. This tract is unique in so many ways with mature timber, rolling hills, beautiful swampland, and purely outstanding wildlife habitat. Tract borders SC 41 just minutes from Mullins, SC and has everything that a new landowner would hope for. The majority of the tract is covered in mature timber where much of the tract's timber component is greater than 75 years old. White oak, red oak, poplar, pine, and many others, the timber on this property is unlike anything else in the region. In addition to the unique character of the landscape, this property contains 1,500 square foot, two story house with two bedrooms and two bathrooms already perfectly fitted with power, water, septic, and gas. The home faces the east where the new owners can sit at the dinner table or on the couch and peer out the windows to see deer and other wildlife grazing along the edges of the meadows. It's almost a storybook house that everybody dreams of having.

Tract is rich in wildlife, including deer, turkey, duck, wild hog, and lots of small game to boot. It's the perfect getaway with a clean and roomy home with everything already in place to make everybody in the family happy. The tract is just a few minutes from Mullins, 25 minutes to Florence, and just under an hour from Myrtle Beach.

It's a true oasis every outdoors man would dream of having under their ownership and control!

This property is being offered by Jeff Burleson of Mossy Oak Properties/Land and Farms Realty. Burleson is both a North and South Carolina Registered Forester and a Certified Wildlife Biologist. Let Jeff connect you with the right piece of property that will entertain your wild side with game galore and excellent income earning potential. If you are looking to buy rural or suburban land in North Carolina or South Carolina, then working with Jeff Burleson is the natural choice.

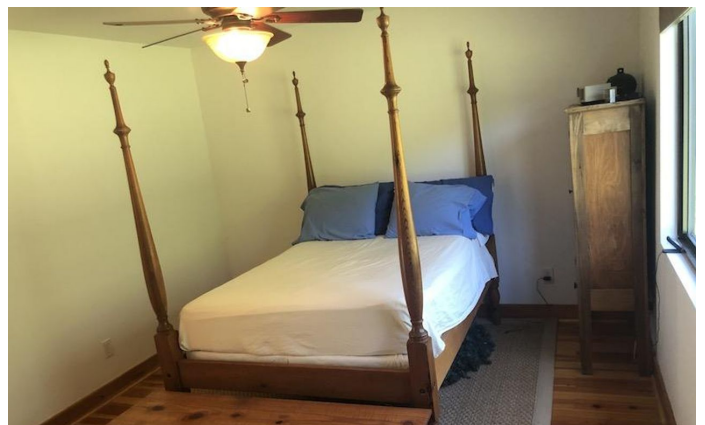
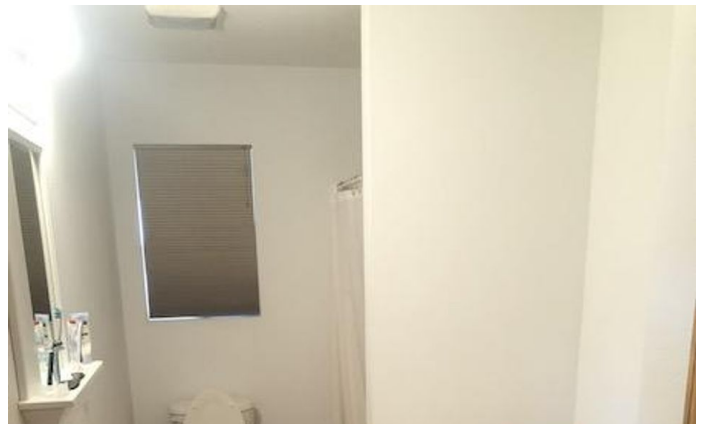
For more information on this tract and any other tract of land for sale in this section of eastern North Carolina, contact Jeff Burleson at 843-685-2408.



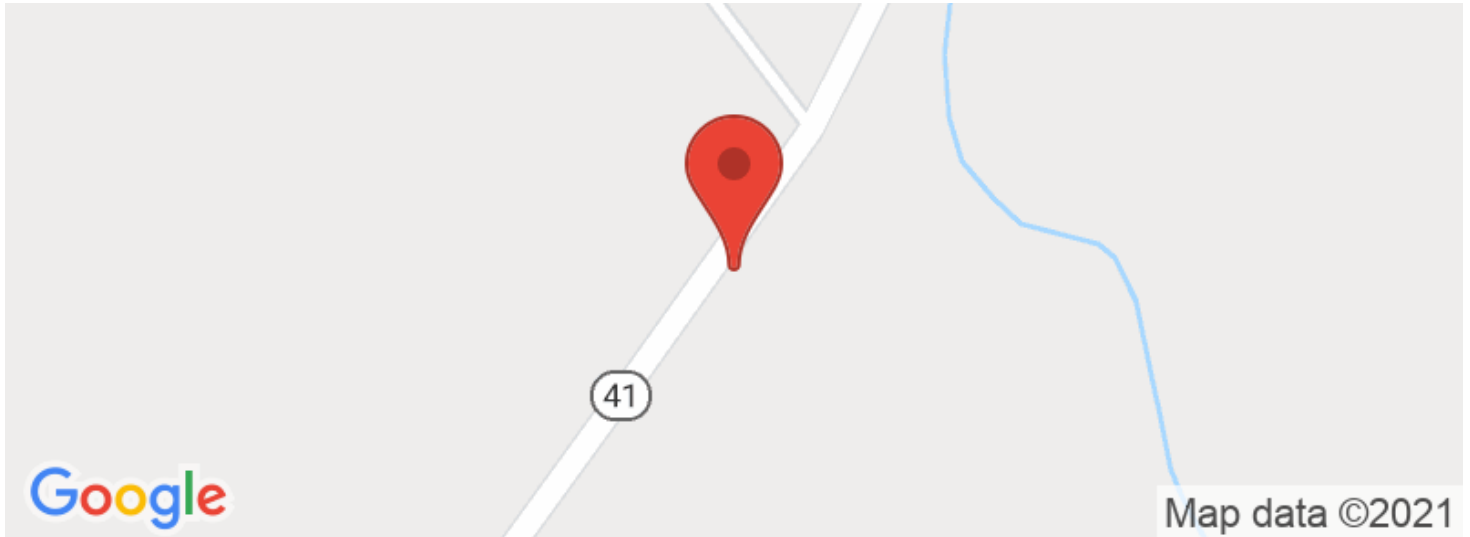


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Mullins, SC / Marion County**

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## Locator Maps





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Mullins, SC / Marion County

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## Aerial Maps



111 acres of Hunting Land For Sale with Beautiful Home in Marion County, SC!  
Mullins, SC / Marion County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jeff Burleson

**Mobile**

(843) 685-2408

**Email**

jburleson@mossyoakproperties.com

**Address**

8300 Parasol Court

**City / State / Zip**

Myrtle Beach, SC, 29579

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**NOTES**

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## This image shows a blank 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.





## **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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**Mossy Oak Properties Land and Farms Realty**

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