

+/-19.32ac - 1045 McQueen Rd Patrick, SC - Chesterfield  
Co  
1045 McQueen Road  
Patrick, SC 29584

**\$119,900**  
19.32± Acres  
Chesterfield County



**+/-19.32ac - 1045 McQueen Rd Patrick, SC - Chesterfield Co**  
**Patrick, SC / Chesterfield County**

**SUMMARY**

**Address**

1045 McQueen Road null

**City, State Zip**

Patrick, SC 29584

**County**

Chesterfield County

**Type**

Recreational Land, Undeveloped Land, Horse Property, Farms, Ranches, Hunting Land, Timberland

**Latitude / Longitude**

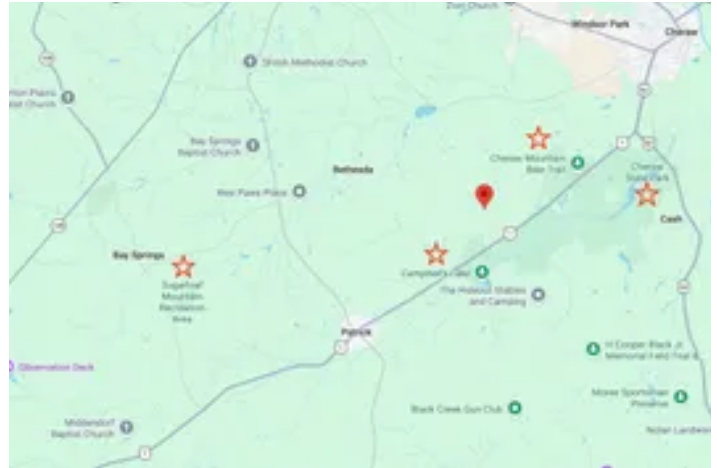
34.625727 / -79.981788

**Acreage**

19.32

**Price**

\$119,900



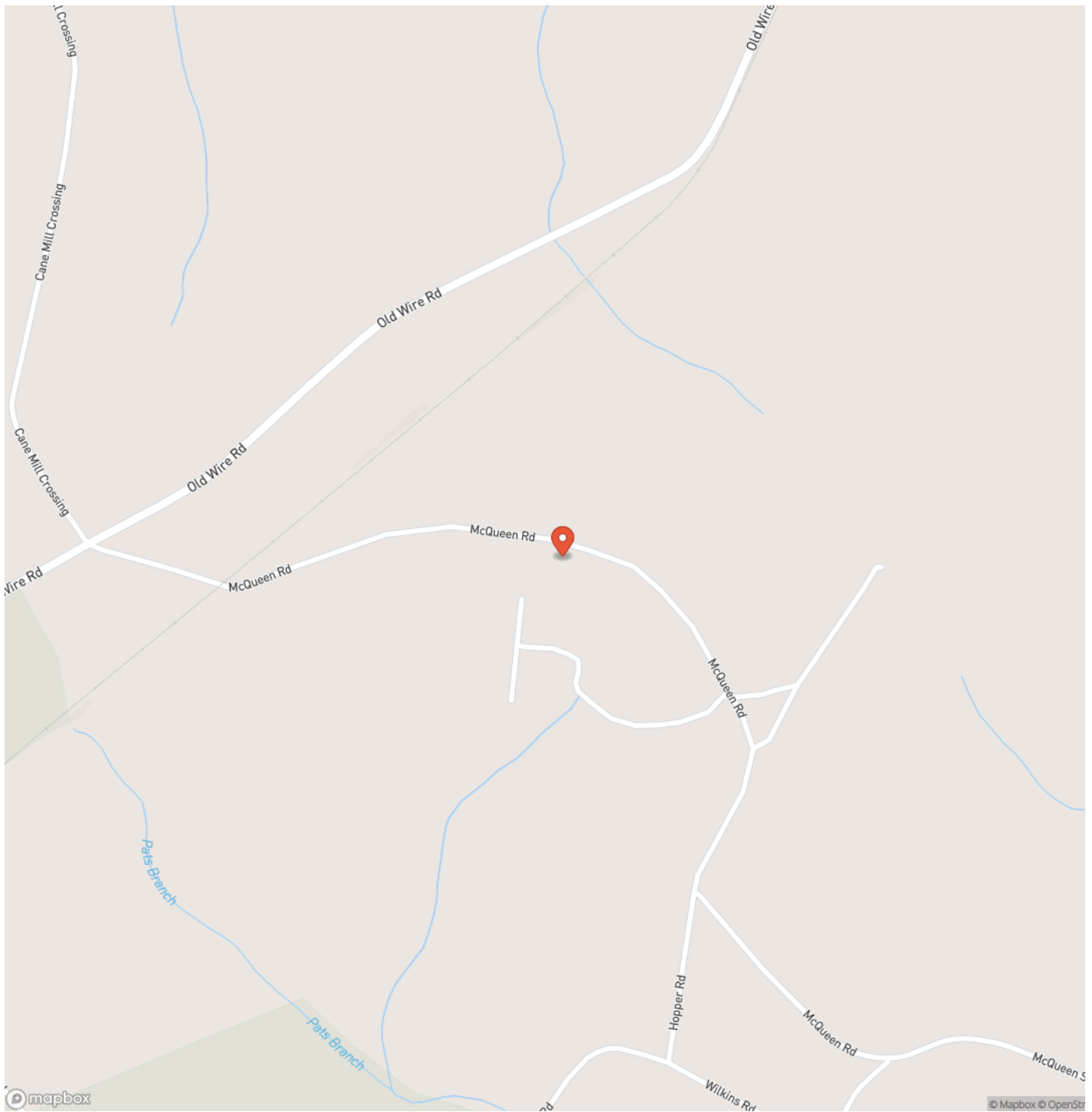
**PROPERTY DESCRIPTION**

Discover 19.3 acres of peaceful Sandhills countryside featuring over 2,260 feet of sweeping road frontage, beautiful longleaf pines, and a unique layout that creates an exceptional opportunity. Unlike many rural tracts, this property offers an expansive interior with abundant frontage along McQueen Road, providing privacy, flexibility, and countless possibilities for your future vision. Whether you're planning to build a secluded country home, establish a multi-generational family compound, create a private hunting retreat, or develop a recreational getaway, this property provides the space and versatility to bring your vision to life. Its sweeping road frontage and expansive interior create an uncommon layout that sets this property apart from the typical rectangular tract, while the natural longleaf pine setting is ideal for trails, food plots, wildlife habitat, and enjoying the outdoors. A preliminary soil evaluation supports future homesite development. Outdoor enthusiasts will appreciate being just minutes from some of the region's premier recreational destinations. Carolina Sandhills National Wildlife Refuge and Sandhills State Forest are both approximately 10 to 15 minutes away, offering thousands of acres for hunting, hiking, horseback riding, wildlife viewing, and exploring one of South Carolina's most distinctive natural landscapes. Although you'll enjoy the peace and privacy of rural living, you're conveniently located approximately 5 miles from Patrick, 10 miles from Cheraw and Chesterfield, about 20 miles from McBee and Rockingham, and roughly 30 miles from Florence with convenient access to both I-20 and I-95. Myrtle Beach and the South Carolina coast are approximately two hours away, making weekend escapes an easy drive. Electric service is available through MPD Electric Cooperative. If you've been searching for a versatile Sandhills tract with over 2,260 feet of road frontage, abundant privacy, and the freedom to create your own rural lifestyle, this beautiful property deserves a closer look. Street address has not been assigned and is provided for GPS location purposes only.

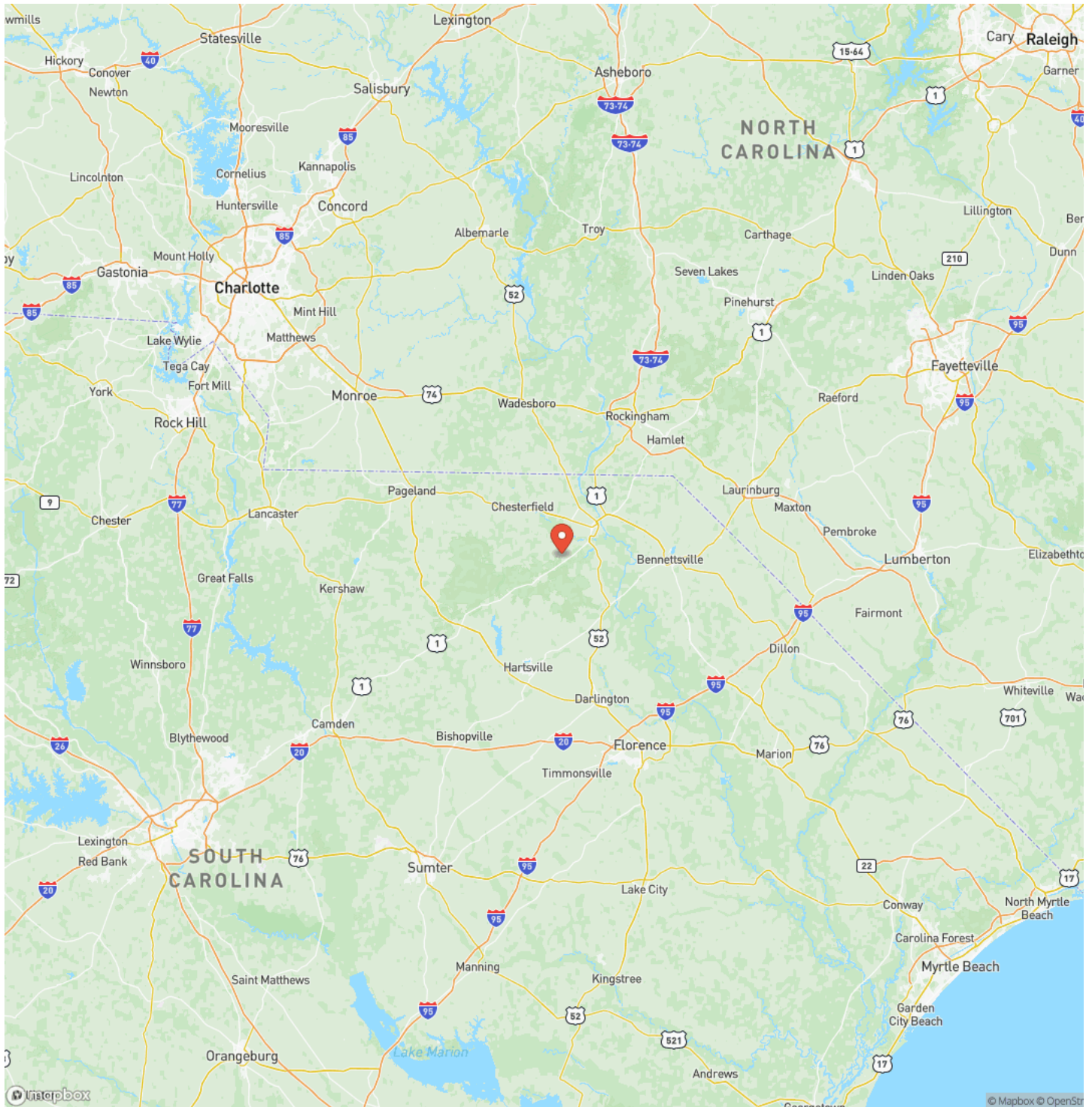
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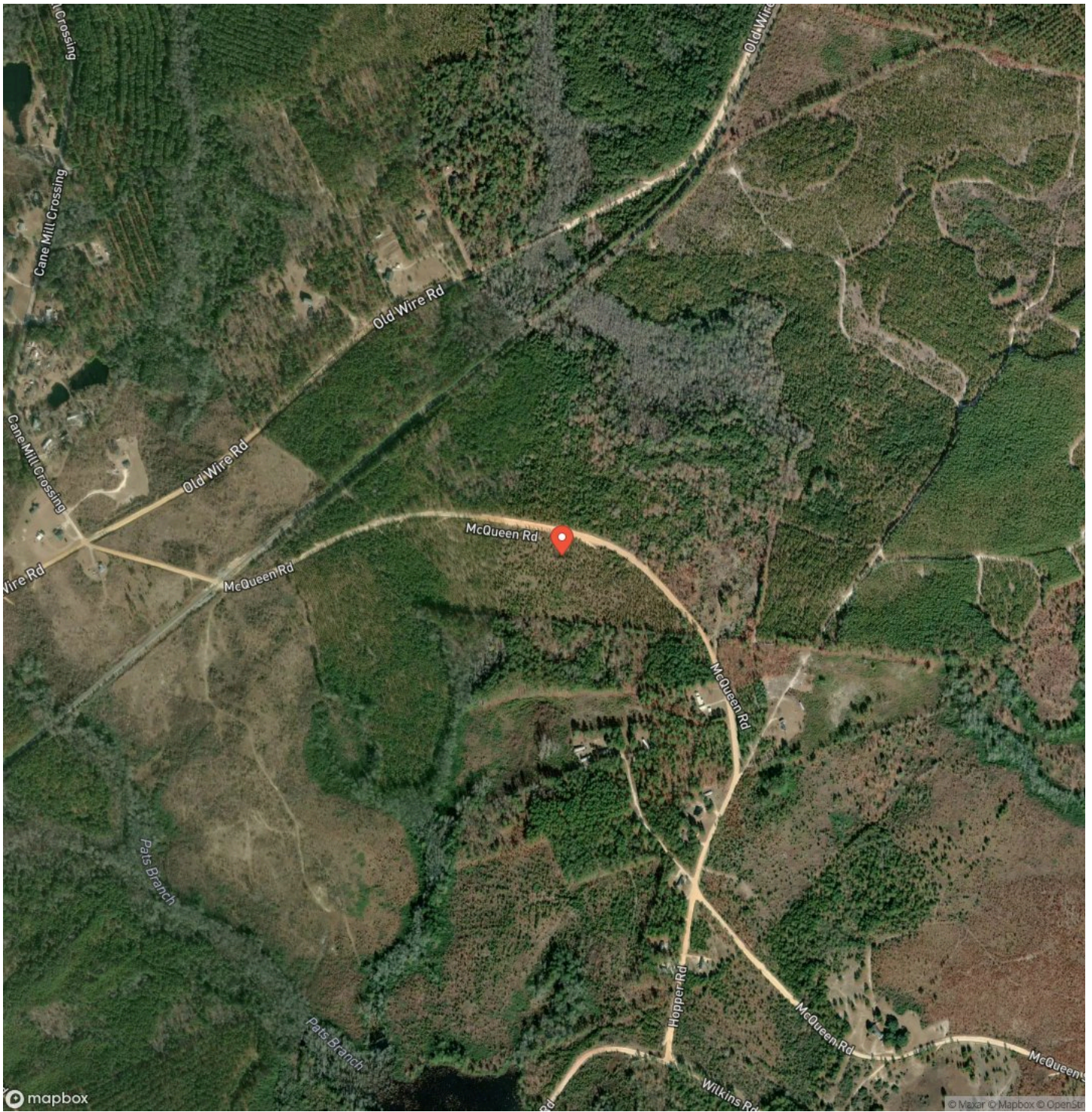
## Locator Map



## Locator Map



## Satellite Map







## **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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