## FOR SALE

## DUNWOODY DR. FARM

Orangeburg County 75 +/- Acres \$225,000









The Dunwoody Dr. Farm property offering is located in Orangeburg, South Carolina. The landscape of this tract consists of 20.6 +/- acres of agriculture fields and 54.4 +/- acres of hardwood and pine timberland. This is an excellent opportunity to own a recreational tract in close proximity to town with all the amenities that Orangeburg has to offer. The new owners could utilize the agriculture fields in a farming operation or harvest the merchantable timber for additional income. The possibilities are endless with this unique offering.

## **FEATURES**

- Natural Pine and Hardwood
- ➤ Row Crop
- Deer Hunting
- ➤ Turkey Hunting
- ➤ Dove Hunting
- ➤ County Dirt Road
- Food Plots
- ➤ Electricity

## **DIRECTIONS**

From Orangeburg take Magnolia Street for 1.2 miles then turn right onto US-178. In 0.4 miles continue onto US-178 for another .5 miles then turn left onto Woodbine Drive. In 0.4 miles turn right into Dunwoody Drive and the property will be on your right in 0.2 miles.

CONTACT
TODD CROSBY, ALC
ToddCrosby@CrosbyLandCo.Com
O | 843.782.5700 ~ M | 843.909.0159
www.CrosbyLandCo.com



DISCLAIMER: ALL INFORMATION PROVIDED IS ASSUMED TO BE ACCURATE AND CORRECT BUT NO ASSUMPTIONS OF LIABILITY ARE INTENDED. NEITHER THE SELLER NOR THE AGENT OF THE SELLER REPRESENT THE ACCURACY OF THE INFORMATION PROVIDED. SELLER DOES NOT GUARANTEE TIMBER VALUE, VOLUMES, AND ACREAGES OF THE WOODLAND, CROPLAND, TIMBER STANDS, PONDS, OR SQUARE FOOTAGE OF ANY STRUCTURE. SELLER DOES NOT GUARANTEE THE FUNCTION OF ANY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ALL BUILDINGS, MACHINERY, APPLIANCES, WELLS, EQUIPMENT OR WATER CONTROL DEVICES. NO REPRESENTATIONS OR WARRANTIES ARE EXPRESSED OR IMPLIED AS TO THE PROPERTY, ITS CONDITION, USAGE TYPE, OR BOUNDARIES. THIS OFFERING IS SUBJECT TO ERRORS, OMISSIONS, CHANGES INCLUDING PRICE OR WITHDRAWAL WITHOUT NOTICE.