

FOR SALE

FOUR HOLES TRACT

Orangeburg County

232.1 +/- Acres

\$499,999



CROSBY
LAND COMPANY
REAL ESTATE BROKERAGE & SERVICES



The Four Holes property offering is located on Landsdowne Road in Bowman, SC. The property is conveniently located only 4 miles from I-26 allowing for an easy commute to both Columbia and Charleston. The landscape consists of 32.1 +/- high and usable acres, which have been utilized as food plots, and even a small dove field with a false line already in place. Additionally, this upland acreage also provides an excellent location for a permanent residential site. The remaining acreage consists of bottomland hardwood that has recently been harvested leaving the new owner a blank canvas to create their dream property. The recent timber harvesting has provided excellent bedding cover and plenty of natural browse to help sustain the wildlife that resides on this tract. There is a road system in place that runs the entire length of the property giving you ease of access to all points of the hardwood bottom. This offering boasts over 4,700 hundred feet of frontage that abuts the famed Four Holes Swamp. The Four Holes Swamp is known for its abundant wild turkey and deer populations. This area has consistently produced trophy bucks throughout the years, making this an excellent recreational tract for the avid outdoorsman looking for his own private retreat.

FEATURES

- Natural Pine and Hardwood
- Bottomland Hardwood
- Permanent Residential Site
- Electricity
- Creeks/Streams
- Waterfowl
- Large Game Hunting

DIRECTIONS

From Bowman continue onto Vance Road for 1 mile then take a slight left onto Arista Road and continue for 4.4 miles, then turn left onto Landsdowne Road. The property entrance will be on the right in .3 miles.

CONTACT

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