

# FOR SALE

**MARVIN**  
Colleton County  
356.79 Acres  
\$1,295,148



**CROSBY**  
LAND COMPANY  
REAL ESTATE BROKERAGE & SERVICES



## FEATURES

- FOOD PLOTS
- HUNTING
- CREEK
- LEVEL TOPOGRAPHY



The Marvin property is well located in the heart of the ACE Basin near the community of Hendersonville. This was a local destination of wealthy plantation owners during the rice cultivation era to escape the infestation of mosquitoes for fear of malaria. The property boasts a diverse landscape including mature hardwoods and upland pine plantations suitable for upland bird habitat. There are multiple food plots located throughout the property with potential for a dove field and a waterfowl impoundment. The property is well located in Colleton county with large neighboring land owners and is well situated for high-end recreational activities. Neighboring properties include Orange Grove Plantation and other notable properties.

## DIRECTIONS

From Hendersonville Hwy (17-A), take Black Creek Rd west toward Hwy 21 for .72 miles. Turn left on Mewville Rd. Property begins .1 miles onto Mewville on your left.



## CONTACT

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