

FOR SALE

MOLLY'S POND

Jasper County

60 Acres

\$725,000



CROSBY
LAND COMPANY
REAL ESTATE BROKERAGE & SERVICES



Truly a sanctuary in the New River Delta, Molly's Pond at Bellinger Hill offers the utmost in privacy and southern style living. Unwind as you drive down Bellinger Hill Road under mighty oaks that lead to a 60 acre Sportsman's paradise. Molly's Pond offers an abundant combination of activities including waterfowl, deer and turkey hunting in a tranquil setting. The property boasts mature upland pine ridges with multiple established food plots suitable for an early release quail hunting program. Surrounded by large privately managed properties allows this property to hunt like a much larger parcel attracting large populations of turkey and deer from surrounding properties. The most exciting feature is the 10 acre controlled waterfowl impoundment that has consistently produced a variety of waterfowl including green and blue winged teal, black ducks, mallards, wigeon, ring neck and a variety of wading birds. The home is a traditional Low Country style with three bedrooms and two and a half baths, great attention was given to this custom-built home that can serve as a weekend retreat or permanent residence. Please note that 42 out of the 60 acres is protected in perpetuity by the Nature Conservancy. The easement restricts any additional division of the 42 acres but does allow for all other historical activities normally associated with a property like Molly's Pond including hunting, wildlife management and forestry practices. Owners are SC licensed realtors.

DIRECTIONS

From Levy take Hwy 315 South towards US Hwy 17 for 1.59 miles. Fork left onto Bellinger Hill Rd and continue for 4.67 miles. You will come upon a dirt road. Turn left. Travel 1.1 miles and the property begins in front of you.



CONTACT

TODD CROSBY, BROKER-IN-CHARGE

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.