

FOR SALE

CLOVER LEAF FARM

Colleton County

189 Acres

\$675,000



CROSBY
LAND COMPANY
REAL ESTATE BROKERAGE & SERVICES



Clover Leaf Farm is located at 9892 Bells Hwy (Hwy 64), approximately 8.5 miles West of Walterboro, SC. The property is accessed from Hwy 64 and has over 1553 feet of paved frontage. The interior road system is in excellent condition and services all areas of the 189-acre parcel. Improvements include a 1274sqft hunting lodge, complete with sleeping quarters, living room, bathroom and a serviceable kitchen area. There is a large equipment shed located adjacent to the lodge that provides ample storage. Clover Leaf is a diverse property with two fresh water ponds, totaling 3.7 acres, several fields and multiple wildlife openings. The 11.5-acre dove field has consistently produced quality bird hunting over planted sunflowers and other small grains. The wooded acreage is comprised of mature natural stands of mast producing red oak, maple, sweetgum, live oak and loblolly pine, totaling over 107 +/- acres of excellent wildlife habitat. This property is suitable for a multitude of uses including all recreational hunting pursuits, a permanent residence, long term timberland investment or just a weekend retreat.

DIRECTIONS

From Walterboro, take Hwy 64 West towards Bells Crossroads. Travel 8.2 miles and the property is located on the right. 9892 Bells Hwy, Walterboro, SC.



CONTACT

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