

SOLD · SET PRICE

DICKERSON-BEREA

± 54 Acres | Colleton County | South Carolina | Near Smoaks

±54 Acres – Timberland & Recreation Paradise in Colleton County, SC

PRICE	PRICE / ACRE	ACREAGE
$274,000	$5,074	± 54

PROPERTY OVERVIEW

Discover the perfect blend of investment, recreation, and natural beauty on this ±54-acre tract in scenic Colleton County, South Carolina. Ideally located with paved road frontage and power readily available, this property is well-suited for a private retreat, timber investment, or hunting getaway. The land boasts ±30 acres of well-established planted loblolly pine, providing future timber income, and is complemented by natural hardwood pockets that offer excellent wildlife habitat diversity. A hardwood bottom along Little Swamp Creek defines the southeastern boundary, adding character, seasonal water flow, and a rich ecosystem to the landscape. A well-maintained interior road system provides easy access throughout the property, making it ideal for ATV riding, timber management, or simply enjoying the outdoors. With a high percentage of upland/high ground, the site is well-drained and offers multiple potential homesites or cabin locatio...

PROPERTY DETAILS

ACCESS
Paved Road

UTILITIES
Electric

WATER FEATURES
Creeks / Streams

VIEWS
Timber

IMPROVEMENTS
Roads

COUNTY TAX PARCEL IDS
018-00-00-042

DOCUMENTS INCLUDED
Aerial · IR · TOPO · Location

LOCATION



Colleton County, South Carolina



David Lynch
Real Estate Salesman, SC, GA
O: 843.539.2507 C: 843.200.1521
david.lynch@afmforest.com
Principal Broker: Bobby Sarvis (South Carolina)

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated September 15, 2026 · https://www.afmrealestate.com/properties/54-acres-land-for-sale-in-colleton-county-south-carolina/dickerson-berea

Property Photos

DICKERSON-BEREA · Colleton County · South Carolina · Near Smoaks







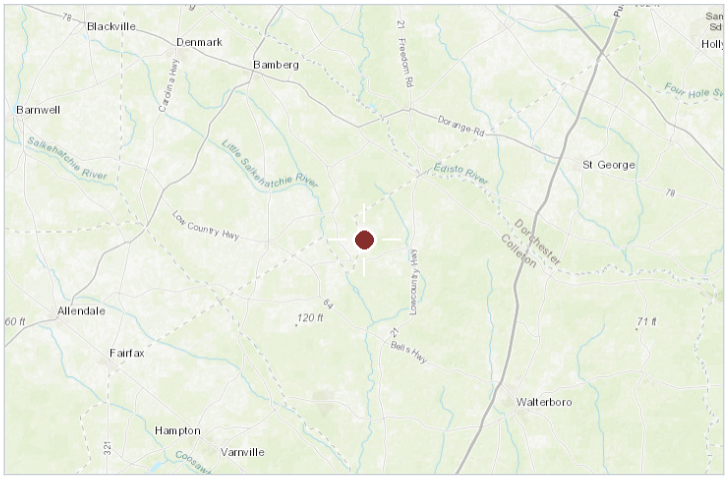






Location & Access

DICKERSON-BEREA · Colleton County · South Carolina · Near Smoaks



Regional locator

COUNTY & STATE

Colleton County, South Carolina

NEAREST CITY

Smoaks

APPROXIMATE CENTRE

33.09843, -80.88016

COUNTY TAX PARCEL IDS

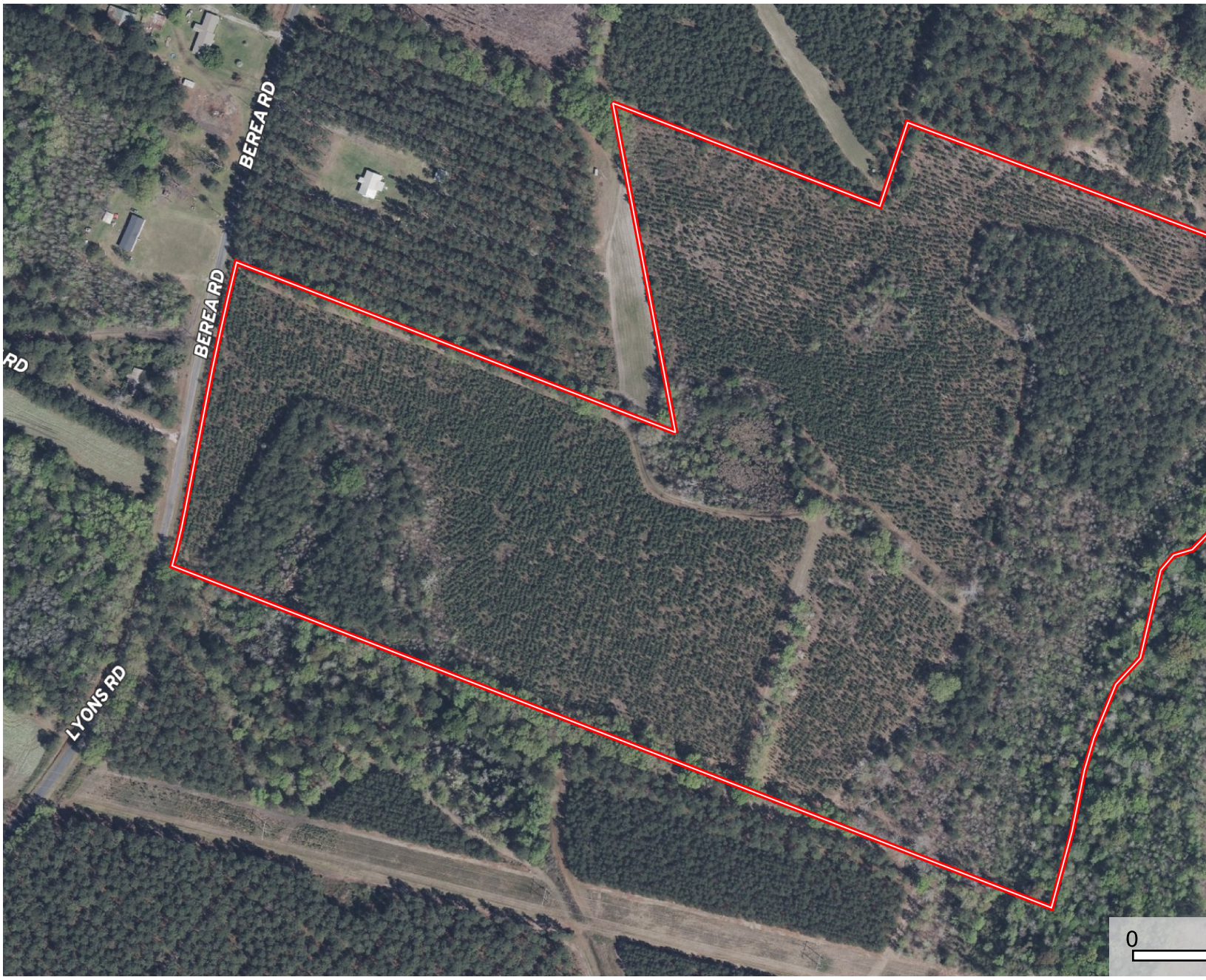
018-00-00-042

INTERACTIVE MAP

https://id.land/ranching/maps/be07398f51cb8c7316c189946322f758/embed/unbranded

DICKERSON-BEREA

Colleton County, South Carolina, 53 AC +/-



Boundary | 100 Year Floodplain | 500 Year Floodplain | Floodway | Special | Unmapped/ Not Included

David Lynch
P: 8432001521 DAVID.LYNCH@AFMFOREST.COM 2096 Cottageville Hwy

DICKERSON-BEREA

Colleton County, South Carolina, 53 AC +/-

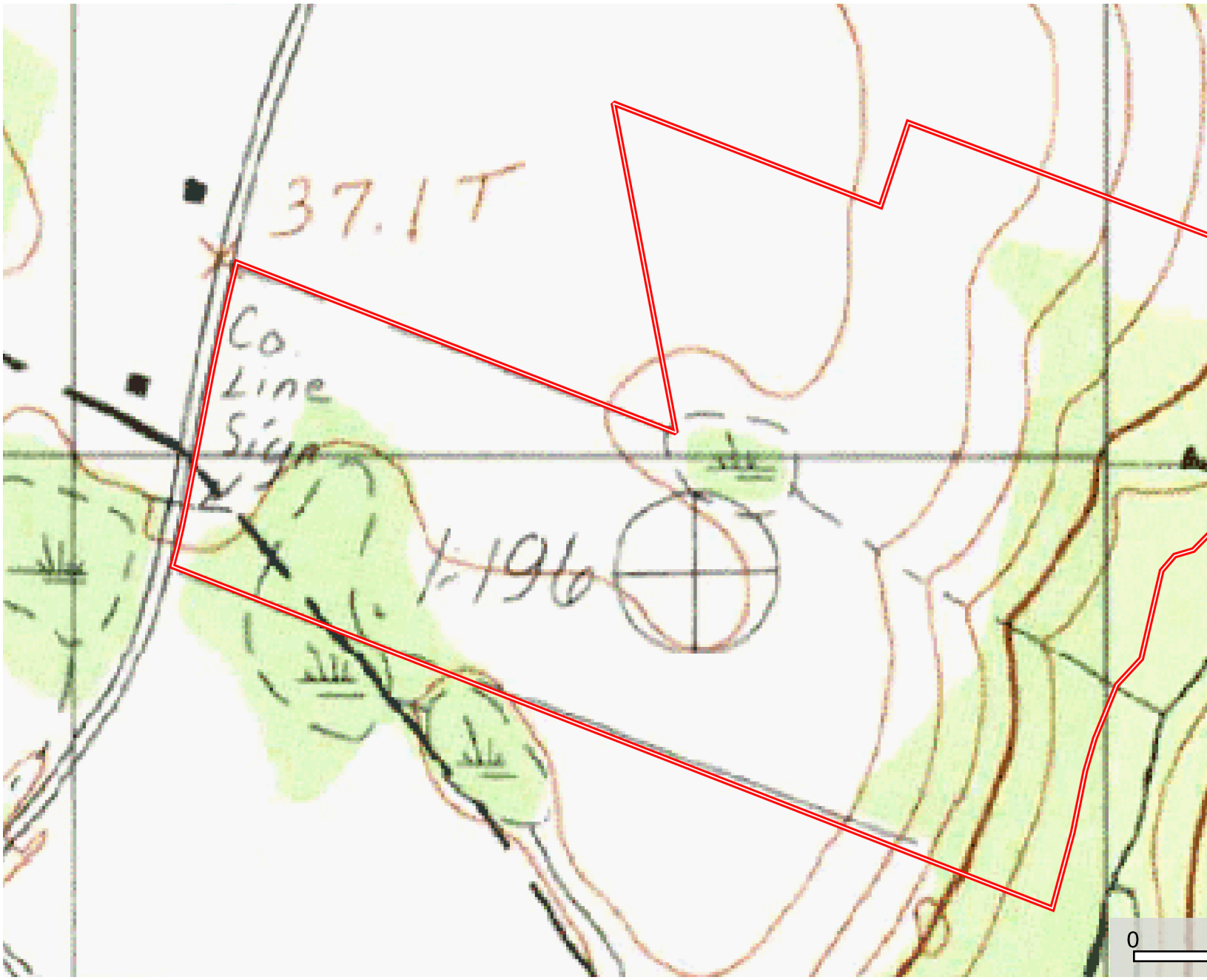


Boundary 1 | 100 Year Floodplain | 500 Year Floodplain | Floodway | Special | Unmapped/ Not Included

David Lynch
P: 8432001521 DAVID.LYNCH@AFMFOREST.COM 2096 Cottageville Hwy

DICKERSON-BEREA

Colleton County, South Carolina, 53 AC +/-

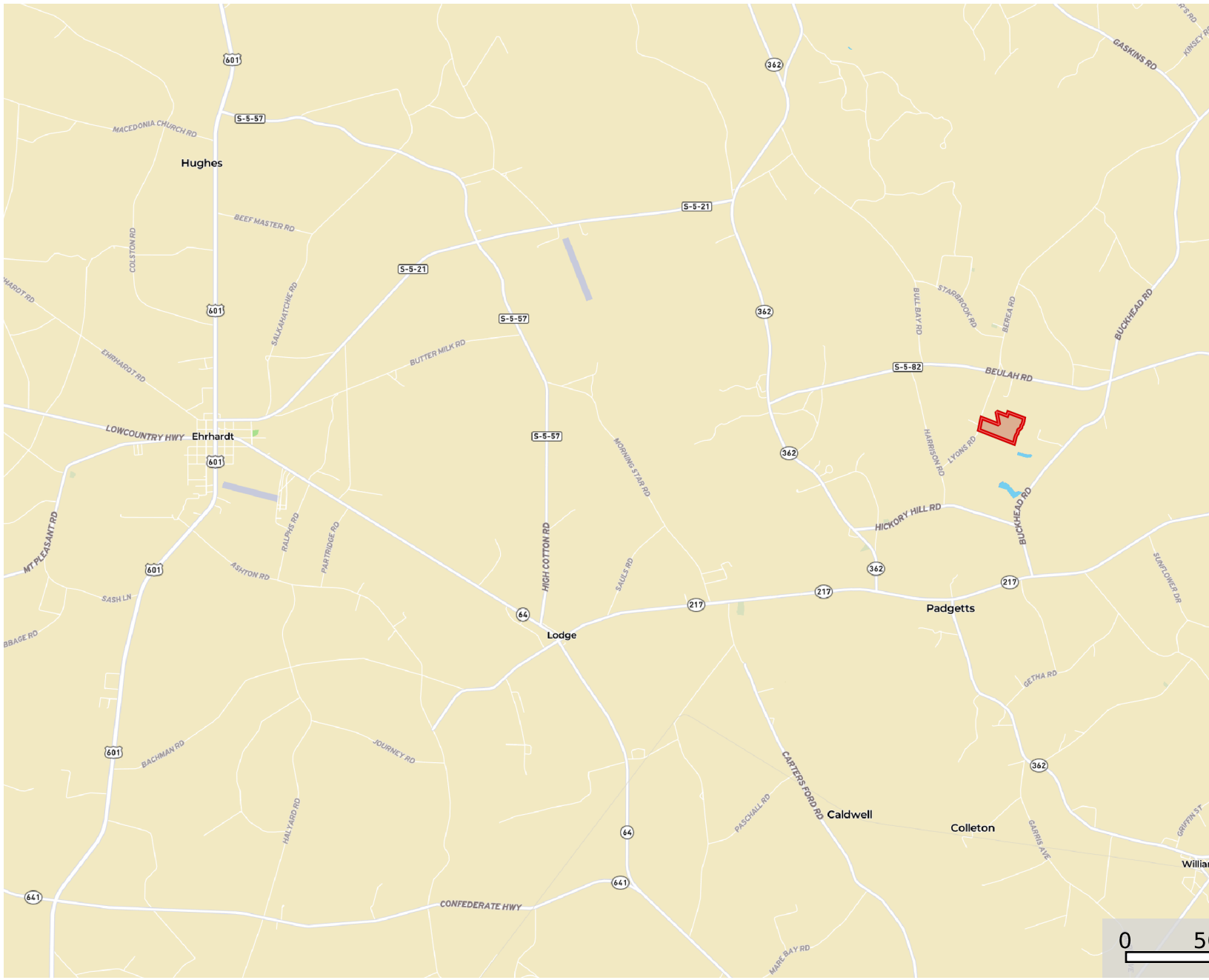


Boundary | 100 Year Floodplain | 500 Year Floodplain | Floodway | Special | Unmapped/ Not Included

David Lynch
P: 8432001521 DAVID.LYNCH@AFMFOREST.COM 2096 Cottageville Hwy

DICKERSON-BEREA

Colleton County, South Carolina, 53 AC +/-



Boundary 1 1 | 100 Year Floodplain | 500 Year Floodplain | Floodway | Special | Unmapped/ Not Included

David Lynch

P: 8432001521 DAVID.LYNCH@AFMFOREST.COM 2096 Cottageville Hwy