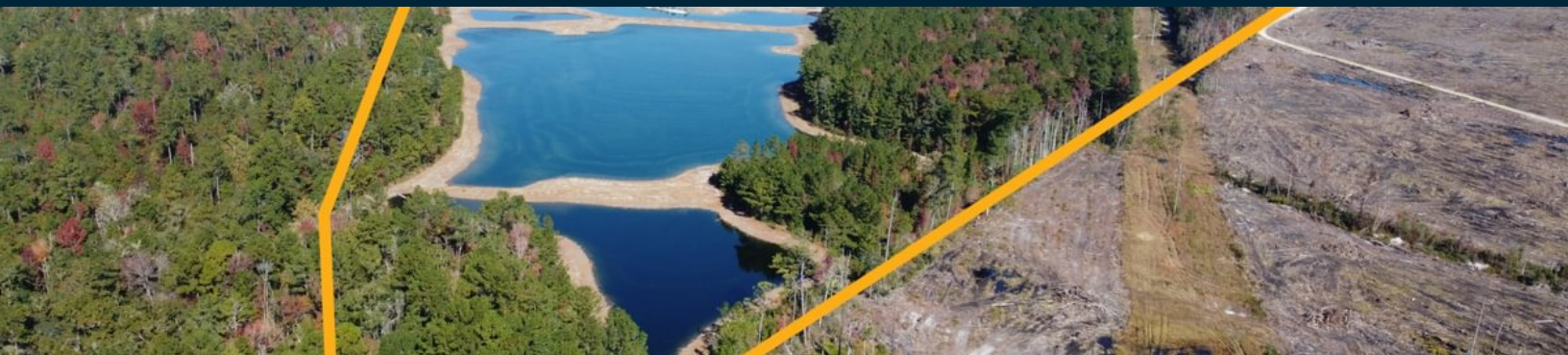




ACTIVE · SET PRICE

MIXSON LAKES

± 153 Acres | Colleton County | South Carolina | Near Cottageville

Outdoorsman's Dream

PRICE \$999,999	PRICE / ACRE \$6,536	ACREAGE ± 153
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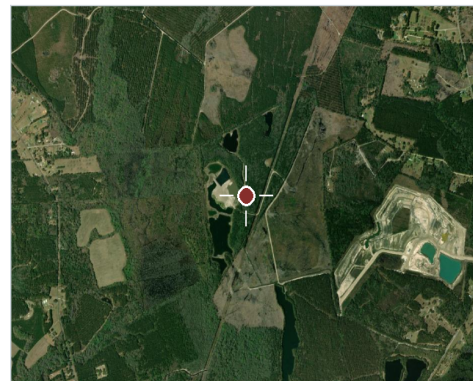
PROPERTY OVERVIEW

Mixson Lakes is a rare 153± acre recreational and timberland offering in Colleton County, South Carolina, ideally positioned just 25 miles from Charleston, 15 miles from Summerville, and 15 miles from I-95—providing both convenience and true Lowcountry seclusion. Approximately 25 acres of lakes anchor the property, offering scenic views and excellent freshwater fishing opportunities year-round. The balance of the acreage is comprised of merchantable mixed pine and hardwood timber, creating both immediate and long-term value while enhancing wildlife habitat. An extensive internal road system winds throughout the property, providing outstanding access to all areas and making it well-suited for property management, recreation, and trail riding. The land is surrounded by larger tracts, offering exceptional privacy, insulation from neighboring development, and a true sense of retreat. Mixson Lakes is a year-round recreational haven for the o...

PROPERTY DETAILS

TYPE Acreage Estates (Fishing)	ACCESS Legal Access
WATER FEATURES Ponds	VIEWS Timber · Lake
IMPROVEMENTS Ponds · Roads	COUNTY TAX PARCEL IDS 103-00-00-004
DOCUMENTS INCLUDED Aerial · Location · IR · TOPO	

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



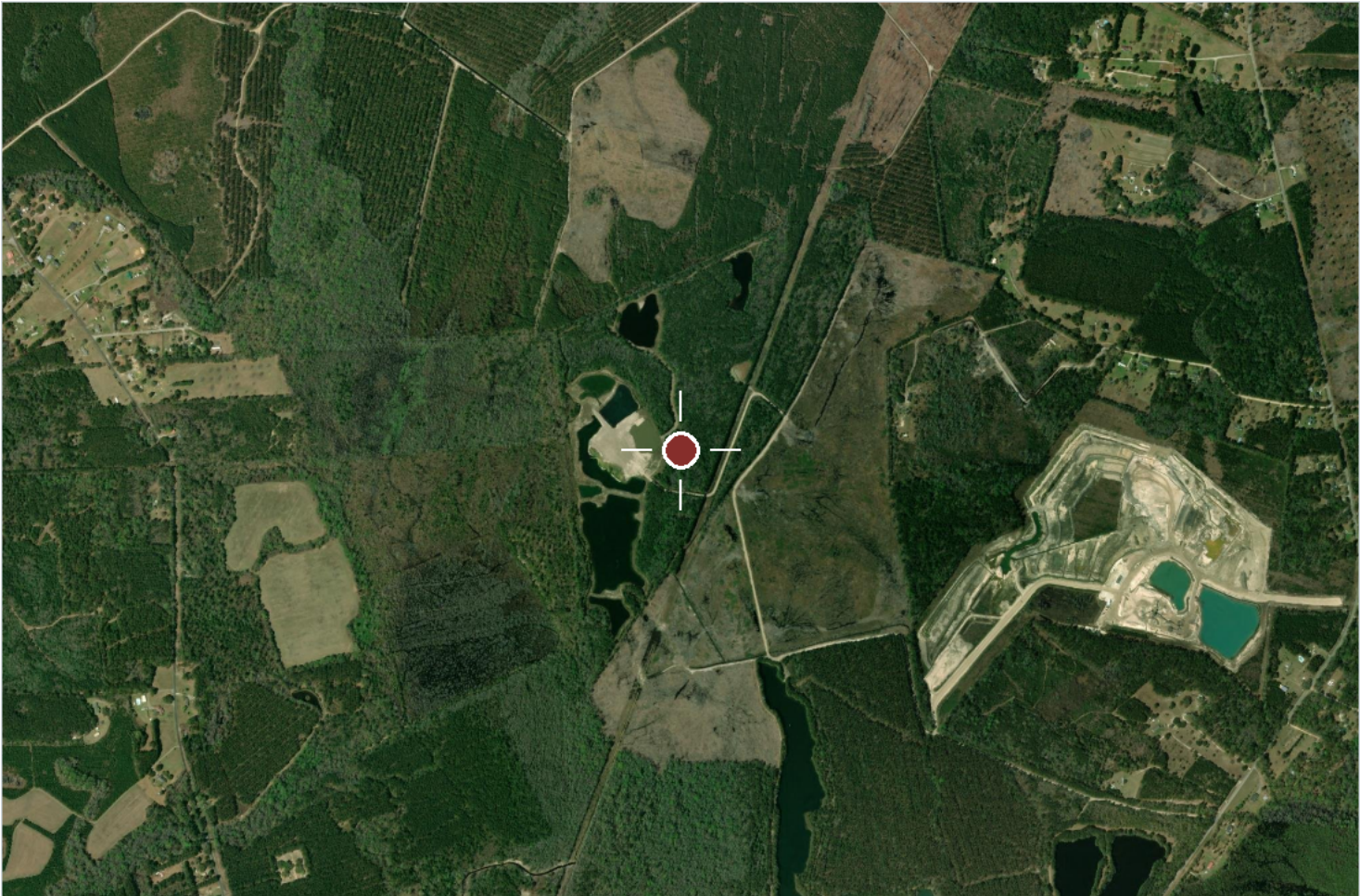
Property Photos

MIXSON LAKES · Colleton County · South Carolina · Near Cottageville



Location & Access

MIXSON LAKES · Colleton County · South Carolina · Near Cottageville



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.

COUNTY & STATE
Colleton County, South Carolina

NEAREST CITY
Cottageville

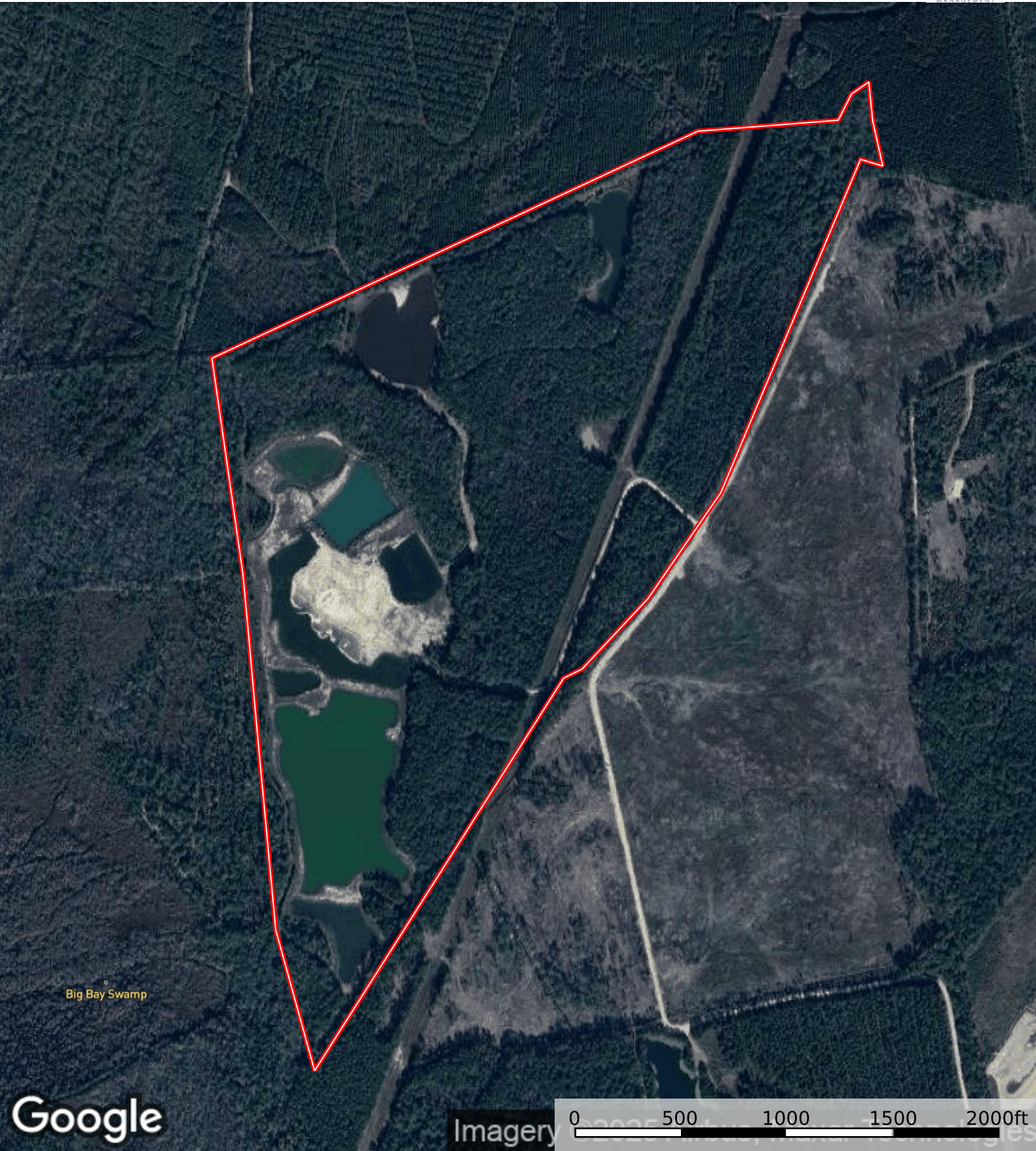
APPROXIMATE CENTRE
32.99655, -80.44015

COUNTY TAX PARCEL IDS
103-00-00-004

INTERACTIVE MAP

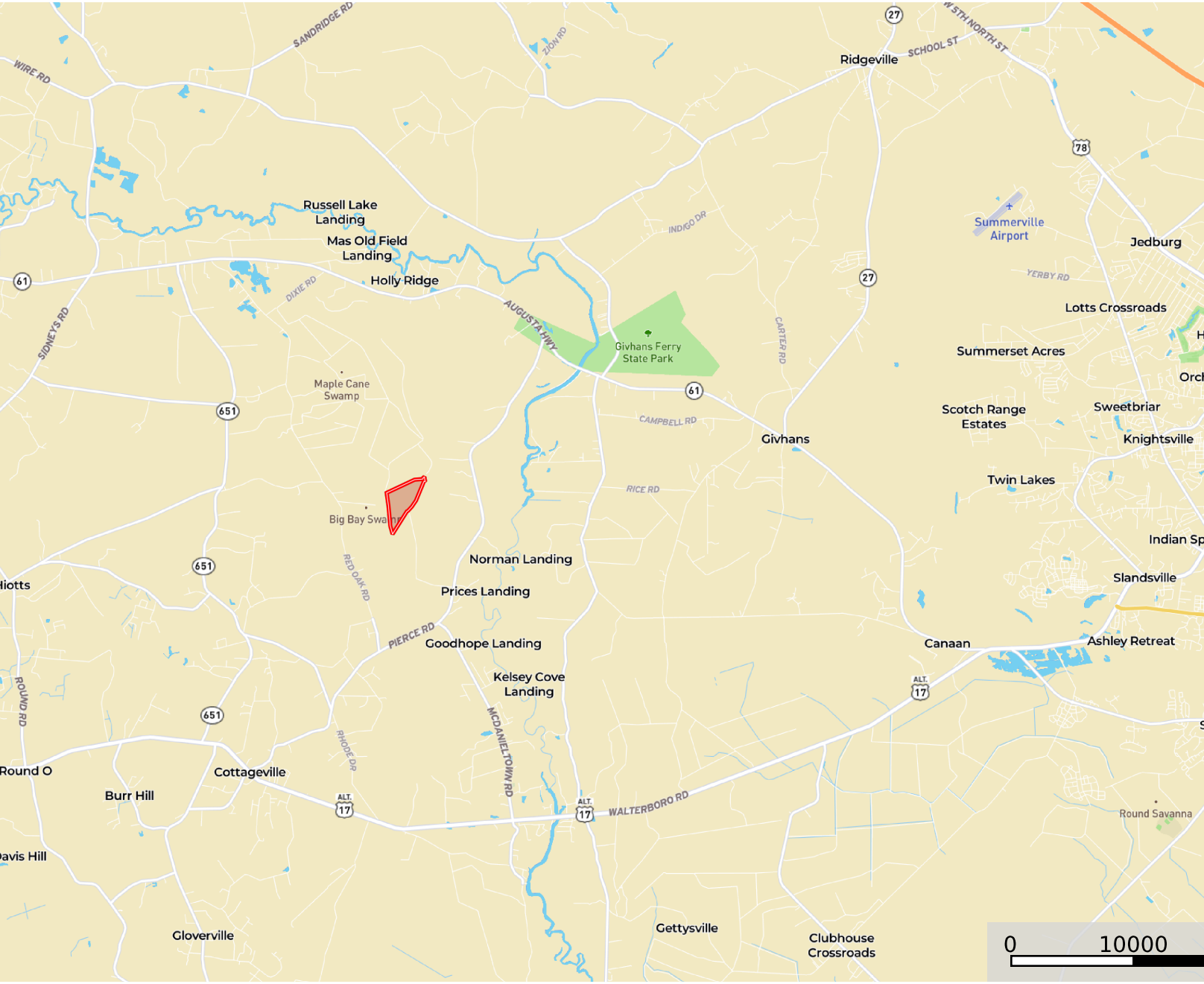


<https://id.land/maps/0e5aedc021dc3c26372b0120fc91af74/share>



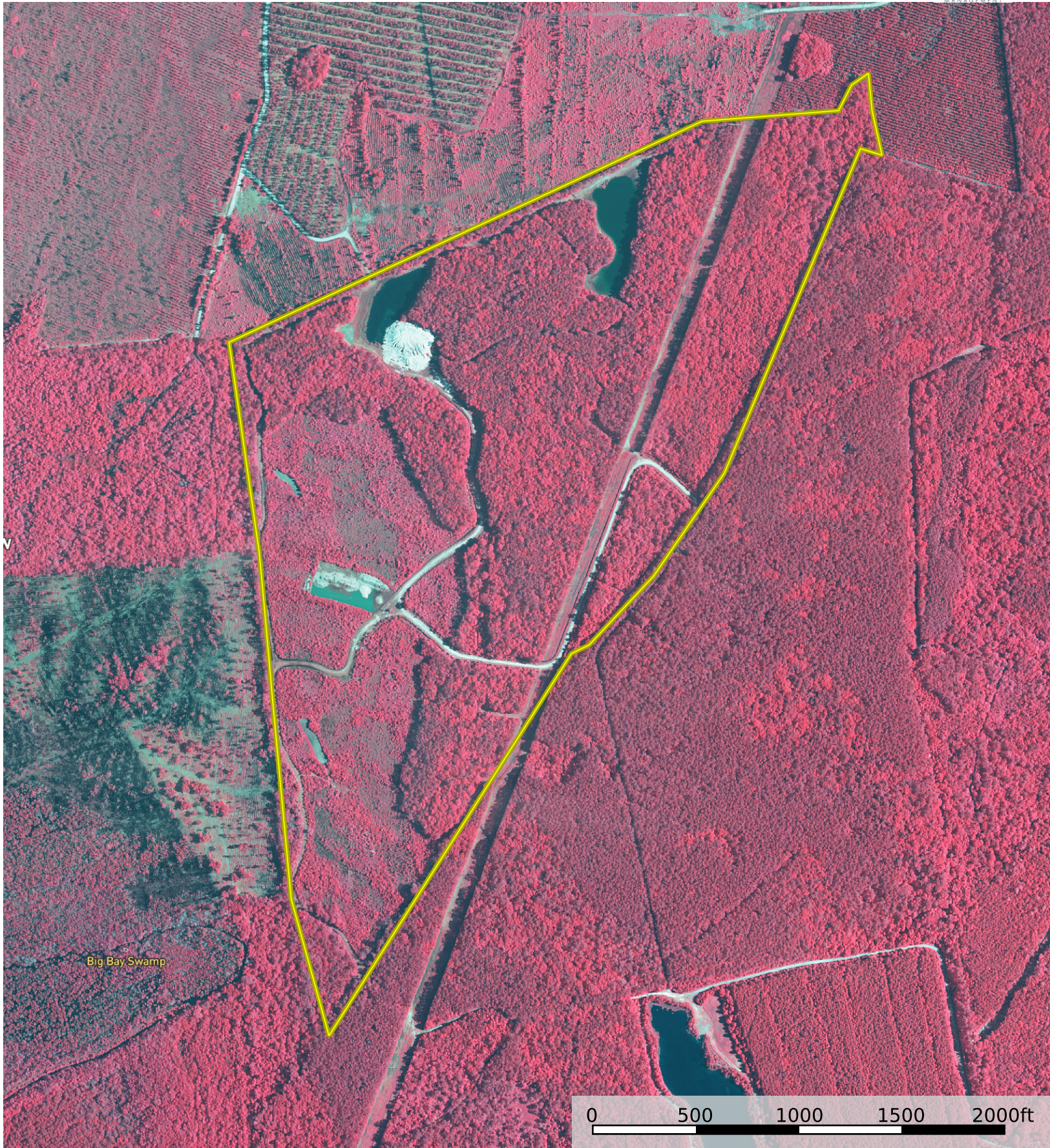
Boundary

MIXON LAKES
Colleton County, South Carolina, 153 AC +/-

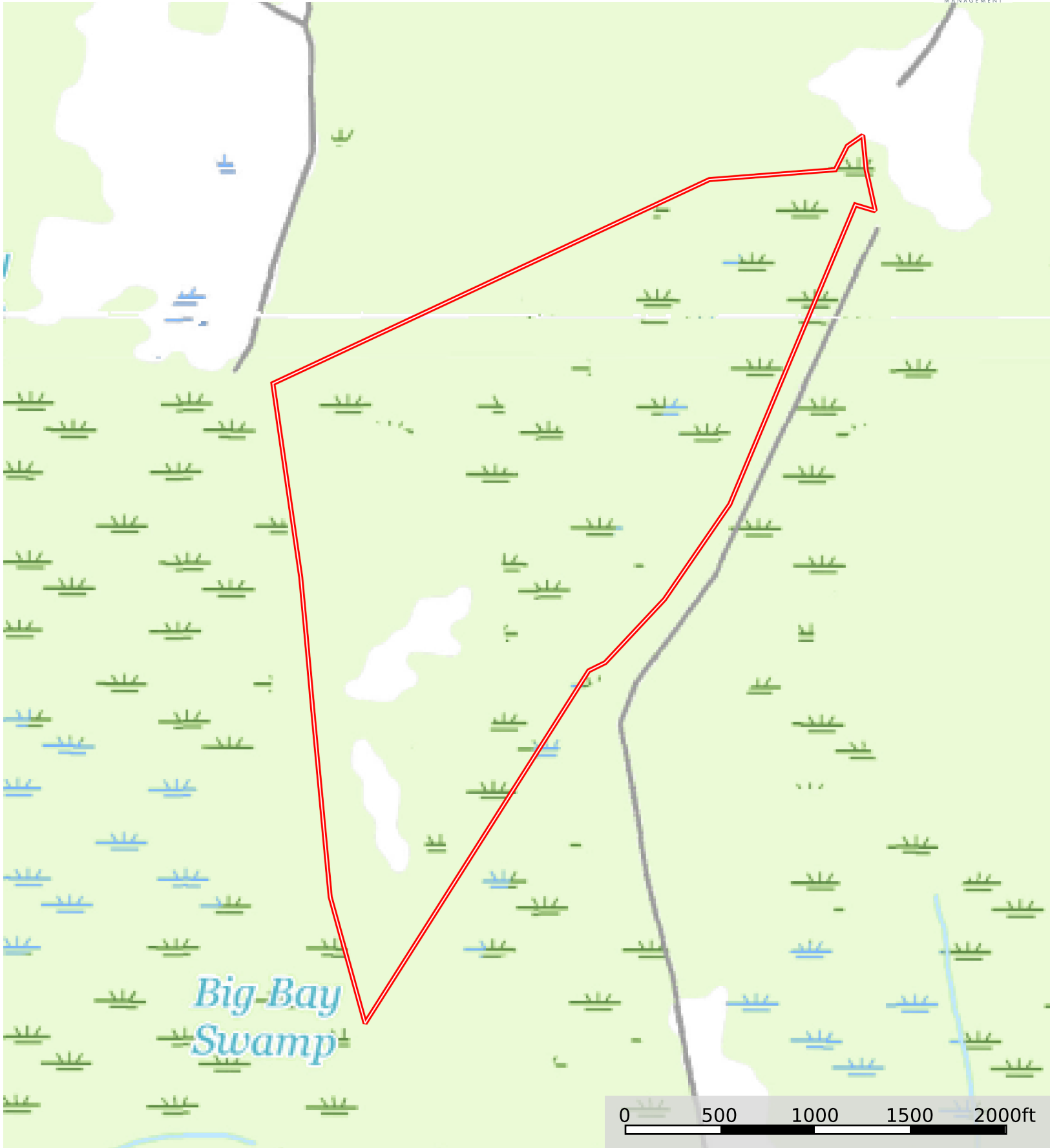


 Boundary 1

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



Boundary 1 1 1



Boundary