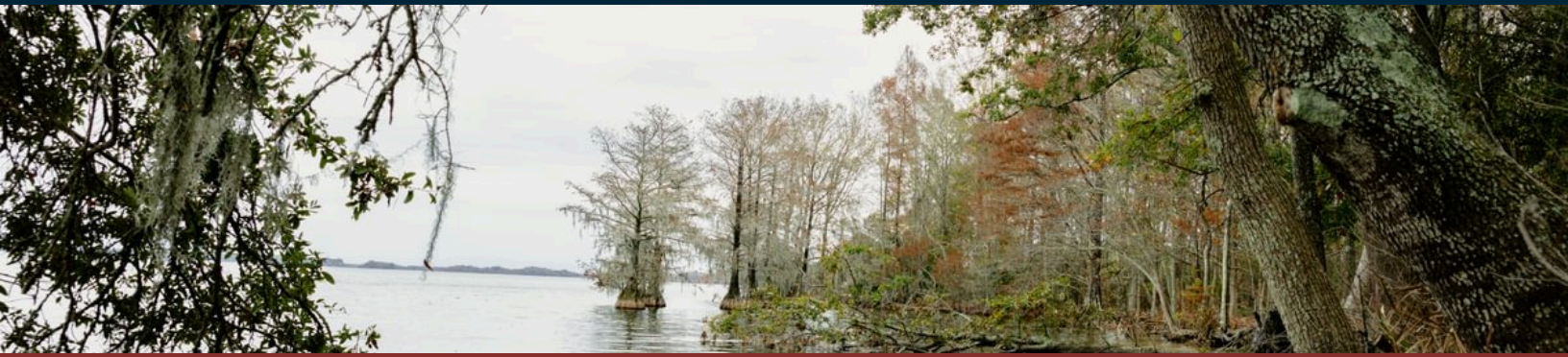




UNDER CONTRACT · SET PRICE

Rocks Pond

± 71 Acres | Orangeburg County | South Carolina | Near Eutaw Springs

Lake Marion Water Frontage

PRICE	PRICE / ACRE	ACREAGE
\$4,000,000	\$56,022	± 71

PROPERTY OVERVIEW

Rocks Pond is an incredible investment opportunity, and includes two parcels totaling over 100 acres in Orangeburg County, South Carolina. Located less than an hour from the Charleston area, coupled with direct waterfront access along the shores of Lake Marion, Rocks Pond has exceptional highest and best use potential. **UNDER CONTRACT** - The larger parcel at Rocks Pond consists of ±71.36 acres of irrigated cropland, serviced by a four-tower center pivot. This tract has incredible potential for rural development, with long stretches of road frontage along two sides, coupled with over 2,100 feet of water frontage leased from Santee Cooper, providing direct access to the waters of Lake Marion, one of South Carolina's most renowned lakes for incredible fishing, boating, and recreation. Just a st...

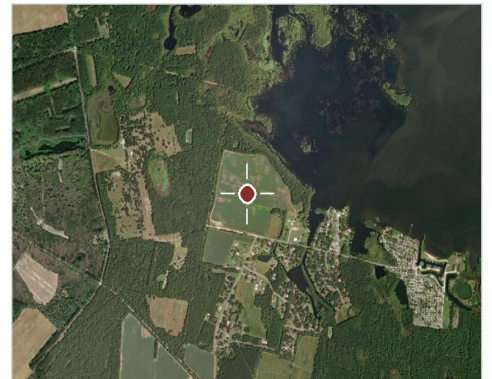
PROPERTY DETAILS

TYPE	ACCESS
Agriculture / Farmland (Row Crop)	Dirt Road · Paved Road
WATER FEATURES	VIEWS
Lake Access · Lake Front	Lake
IMPROVEMENTS	COUNTY TAX PARCEL IDS
Barn · Other Buildings · Well · Gate	0372-00-01-006

DOCUMENTS INCLUDED

Tract 1 Layout · Tract 1 Locator · Tract 1 Soils · Tract 1 Topography · Tract 2 Layout · Tract 2 Locator · Tract 2 Soils · Tract 2 Topography

LOCATION



Orangeburg County, South Carolina



Emily H. Belser

Real Estate Salesperson, SC

C: 803.410.0229

Emily.Belser@afmforest.com

Principal Broker: Bobby Sarvis (South Carolina)

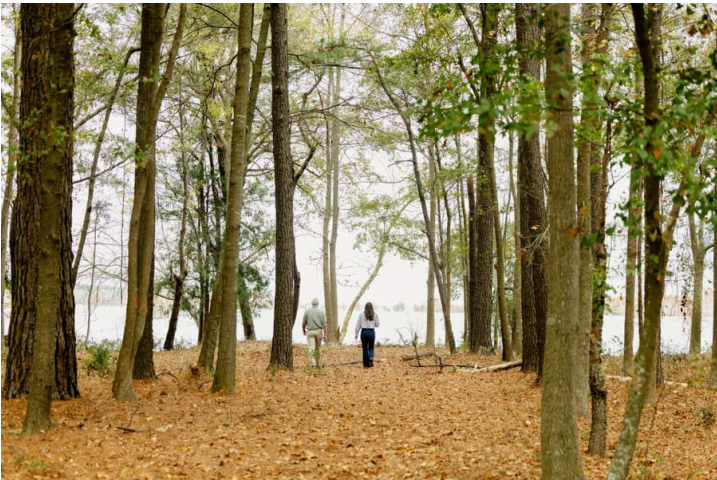
Co-Listing: Roy Belser · 803.983.5666

SCAN TO VIEW



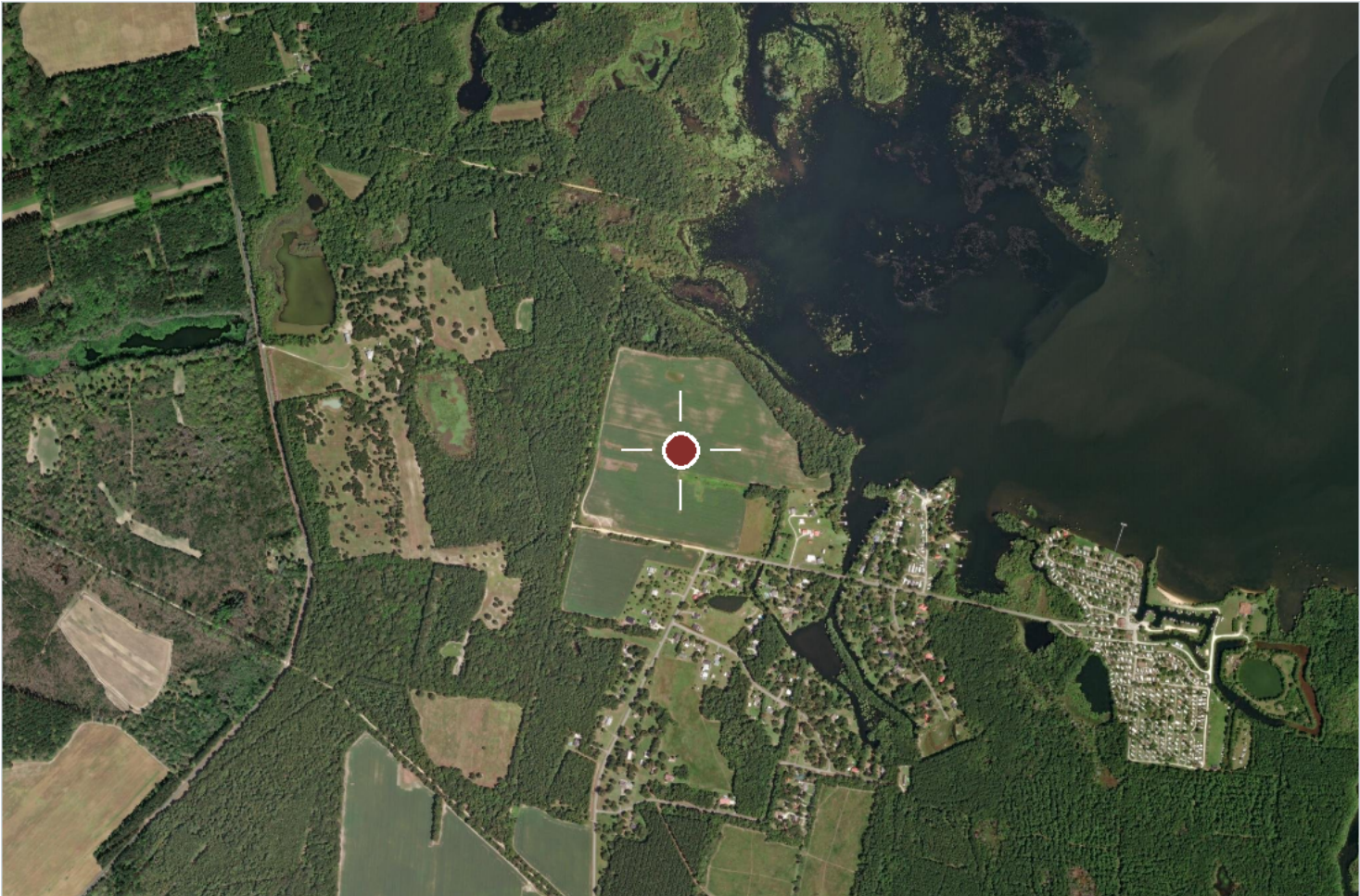
Property Photos

Rocks Pond · Orangeburg County · South Carolina · Near Eutaw Springs

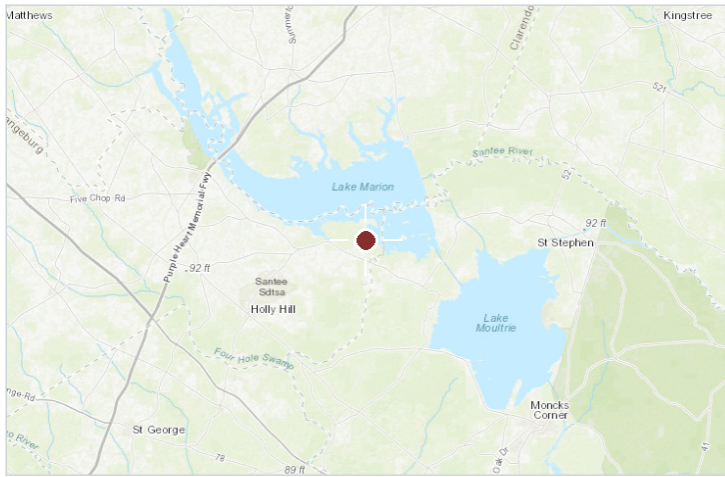


Location & Access

Rocks Pond · Orangeburg County · South Carolina · Near Eutaw Springs



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



Regional locator

COUNTY & STATE
Orangeburg County, South Carolina

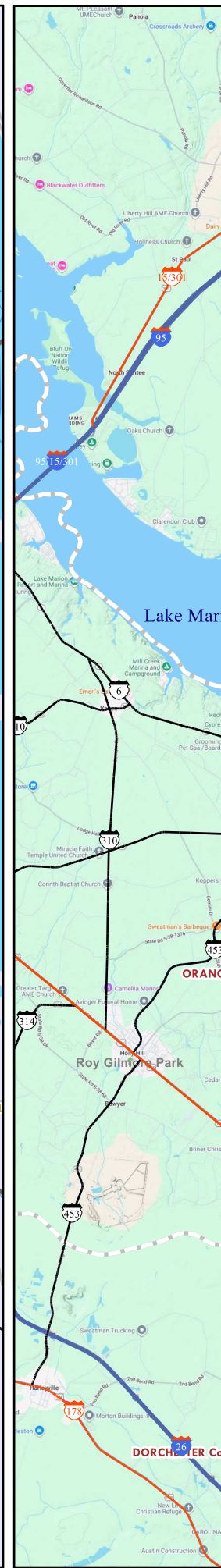
NEAREST CITY
Eutaw Springs

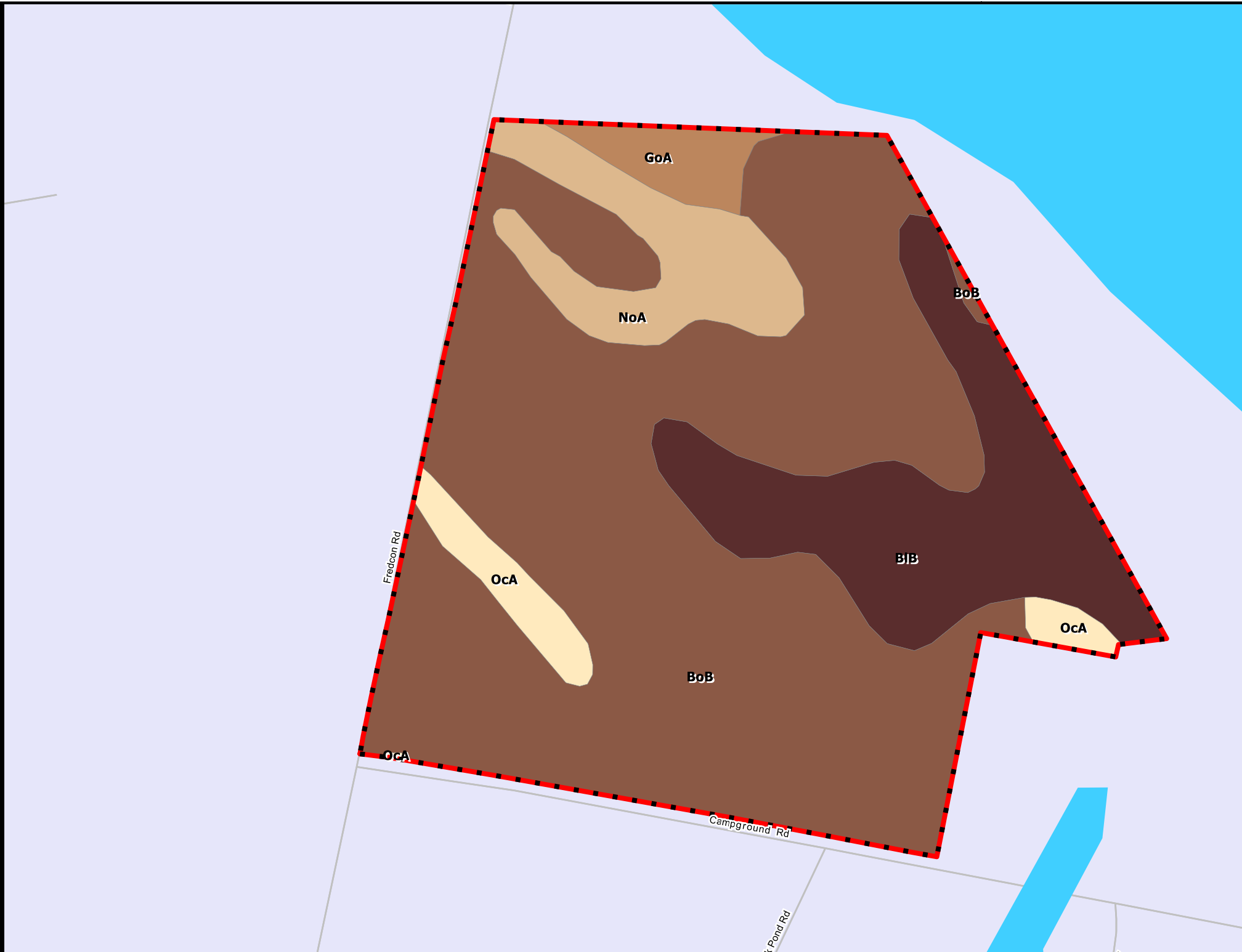
APPROXIMATE CENTRE
33.40833, -80.24785

COUNTY TAX PARCEL IDS
0372-00-01-006



This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.





SOIL SYMBOL	SOIL NAME	FARMLAND	ACRES
BIB	Blanton sand, 0 to 6 percent slopes	Not prime farmland	12.93
BoB	Bonneau sand, 0 to 4 percent slopes	Farmland of statewide importance	48.32
GoA	Goldsboro sandy loam, 0 to 2 percent slopes	All areas are prime farmland	1.96
NoA	Noboco loamy sand, 0 to 2 percent slopes	All areas are prime farmland	5.72
Oca	Ocilla loamy sand, 0 to 2 percent slopes	Farmland of statewide importance	2.44

ROCKS POND TRACT-1

County:ORANGEBURG

State:SC

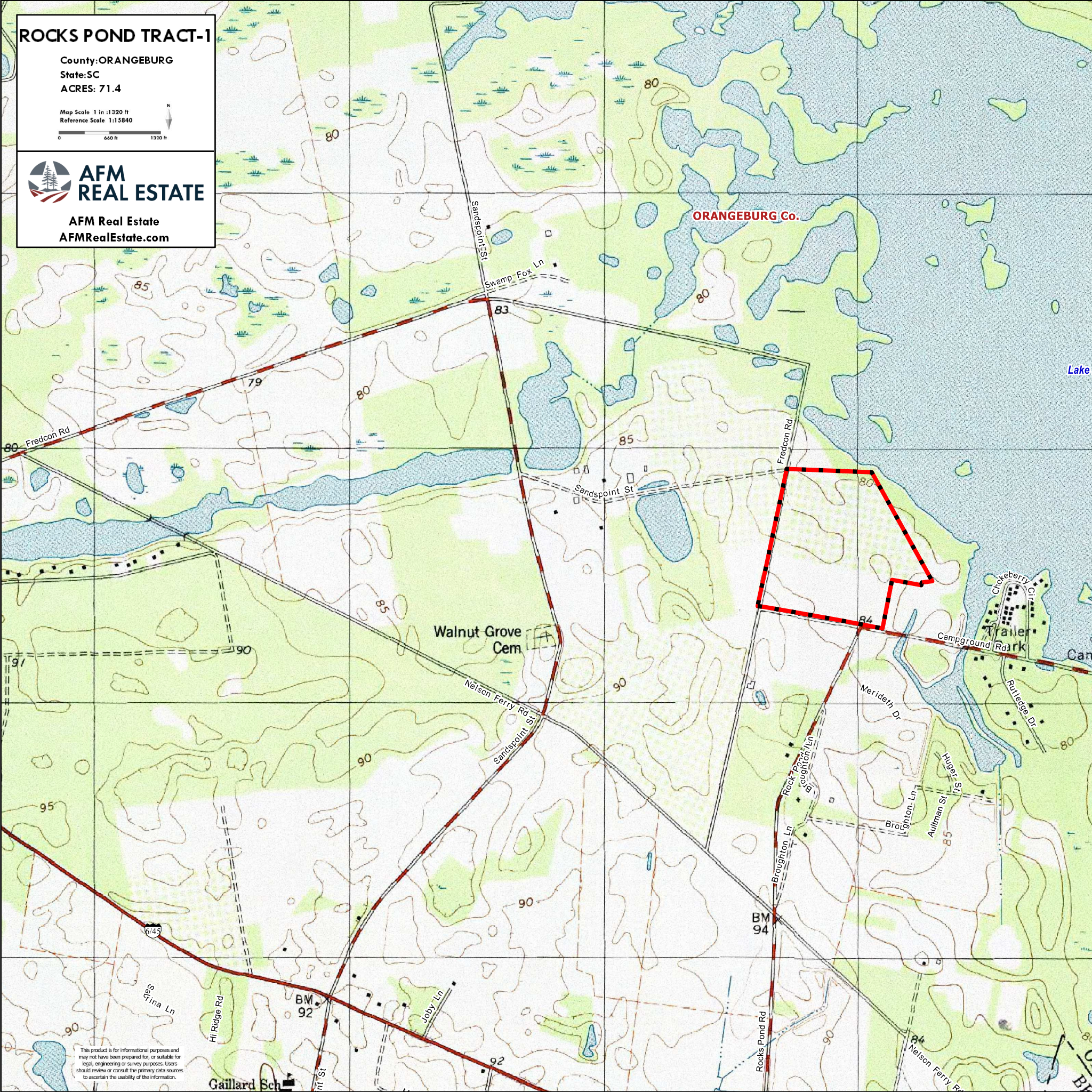
ACRES: 71.4

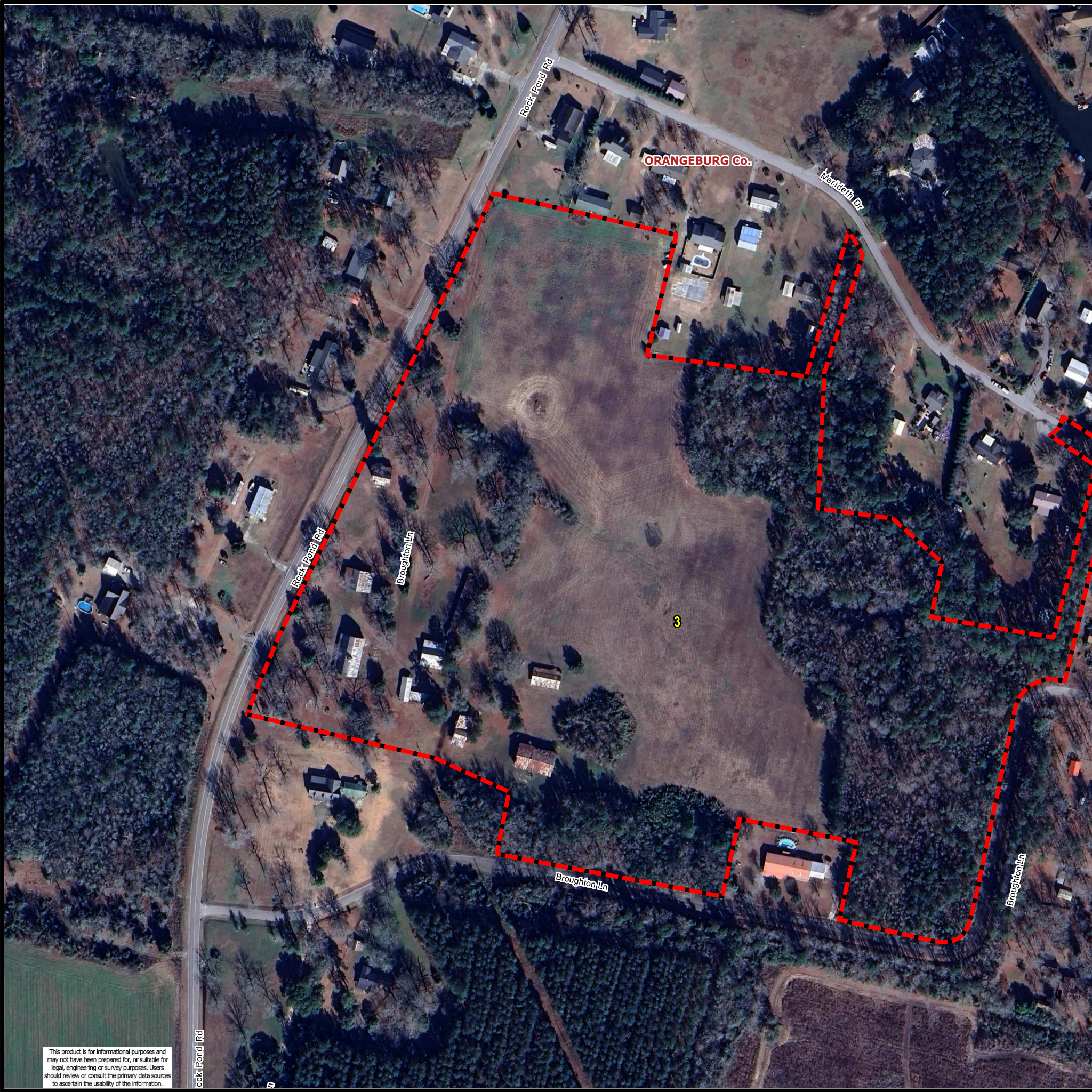
Map Scale 1 in :1320 ft
Reference Scale 1:15840



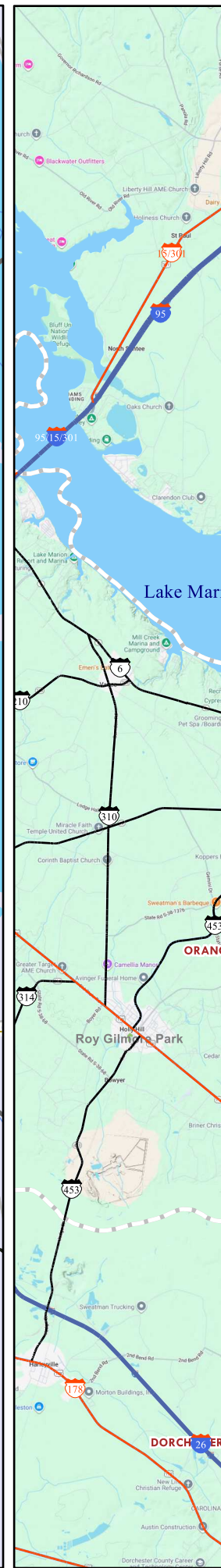
**AFM
REAL ESTATE**

AFM Real Estate
AFMRealEstate.com

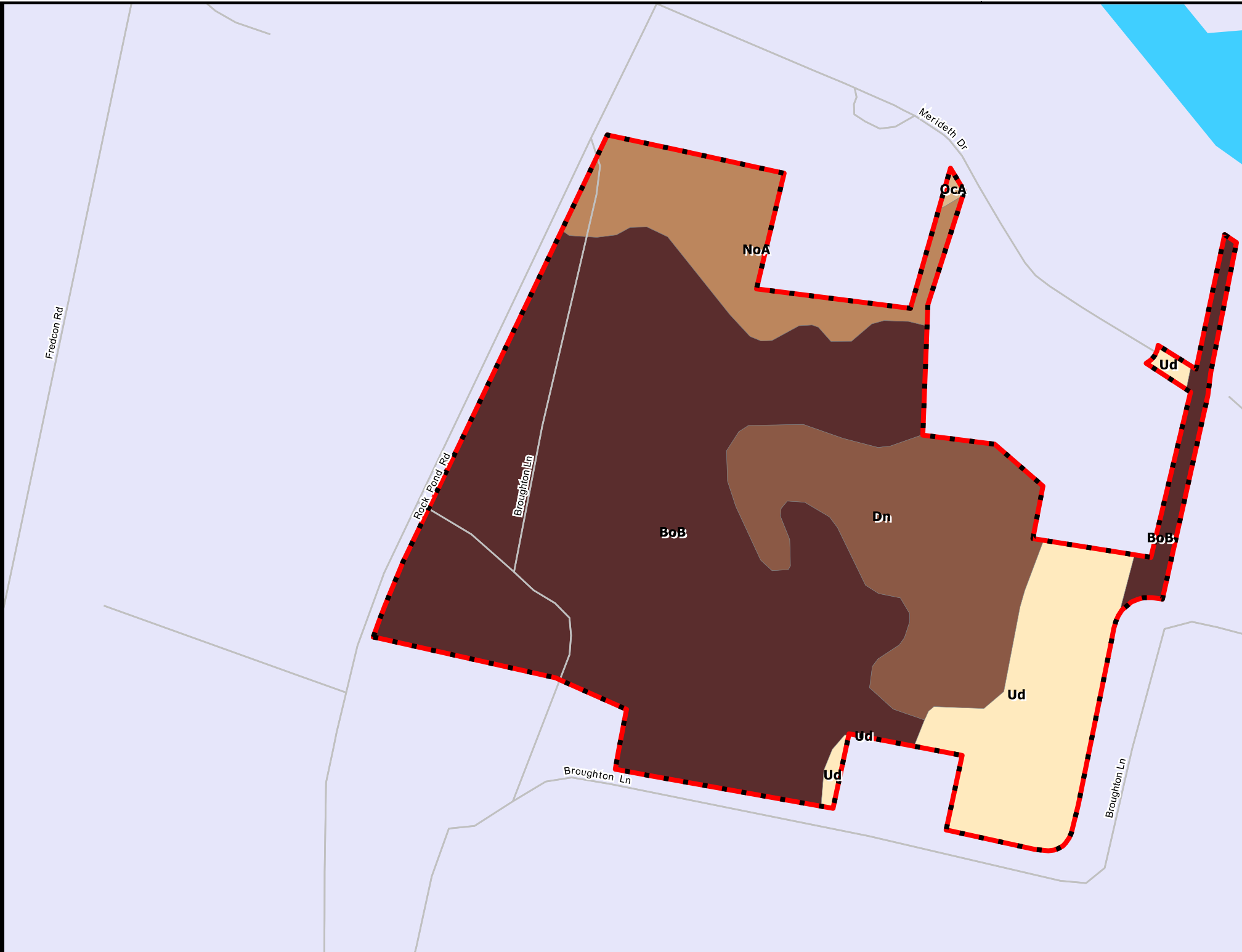




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SOIL SYMBOL	SOIL NAME	FARMLAND	ACRES
BoB	Bonneau sand, 0 to 4 percent slopes	Farmland of statewide importance	22.10
Dn	Dunbar sandy loam	Farmland of statewide importance	6.09
NoA	Noboco loamy sand, 0 to 2 percent slopes	All areas are prime farmland	3.28
OCA	Ocilla loamy sand, 0 to 2 percent slopes	Farmland of statewide importance	0.05
Ud	Udorthents, loamy	Not prime farmland	4.20

ROCKS POND TRACT-3

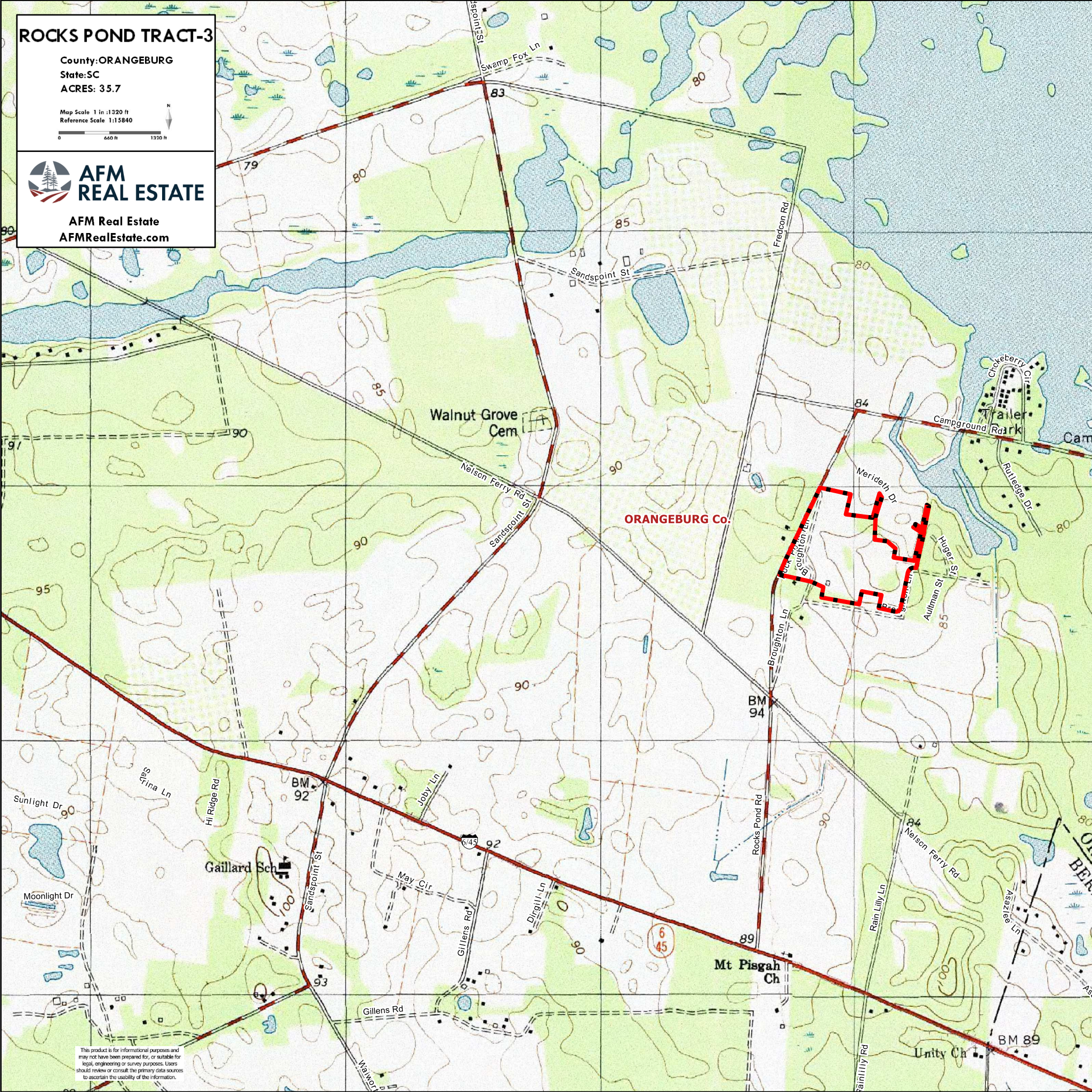
County:ORANGEBURG
State:SC
ACRES: 35.7

Map Scale 1 in :1320 ft
Reference Scale 1:15840



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