



ACTIVE · SET PRICE

Waters Edge

± 5 Acres | Clarendon County | South Carolina | Near Summerton

Lake Marion Water Frontage

PRICE	PRICE / ACRE	ACREAGE
\$989,700	\$189,598	± 5

PROPERTY OVERVIEW

Waters Edge is an exceptional investment opportunity, and includes ±5.22 acres fee simple with nearly 2.82 additional acres leased from Santee Cooper. Waters Edge has excellent highest and best use potential, with direct waterfront access along the shores of Lake Marion, one of South Carolina's most renowned lakes for incredible fishing, boating, and recreation. This tract has great potential for rural development or multi-family housing, with paved road frontage along both Waters Edge Drive and Sailing Way, water and power on site, and nearby private boat ramp access. Approved pier designs, pier permits from USACE, and an approval letter from Clarendon County for multi-f...

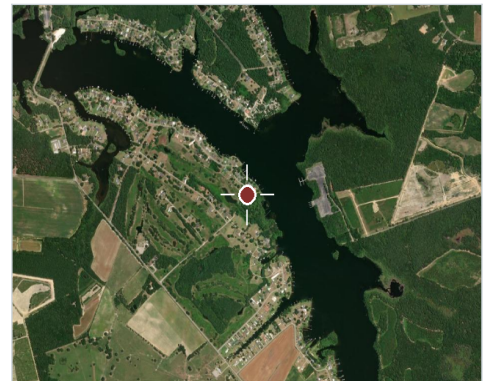
PROPERTY DETAILS

TYPE	ACCESS
Development (Home/Cabin site)	Paved Road
UTILITIES	WATER FEATURES
Electric · Public Water	Lake Access · Lake Front
VIEWS	COUNTY TAX PARCEL IDS
Lake	104-00-00-018-00 104-00-00-019-00 104-14-03-001-00 104-00-00-053-00 104-00-00-054-00

DOCUMENTS INCLUDED

Topography Map · Location Map · Waters Edge Layout · Fee Simple and Leased Acreage · Soil Types · Wetland Map

LOCATION



Clarendon County, South Carolina



Emily H. Belser

Real Estate Salesperson, SC

C: 803.410.0229

Emily.Belser@afmforest.com

Principal Broker: Bobby Sarvis (South Carolina)

SCAN TO VIEW



Property Photos

Waters Edge · Clarendon County · South Carolina · Near Summerton

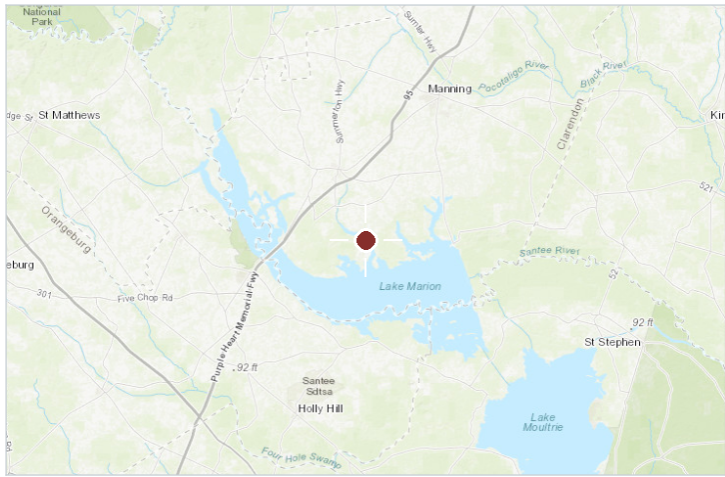


Location & Access

Waters Edge · Clarendon County · South Carolina · Near Summerton



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



Regional locator

COUNTY & STATE
Clarendon County, South Carolina

NEAREST CITY
Summerton

APPROXIMATE CENTRE
33.52476, -80.31422

COUNTY TAX PARCEL IDS
104-00-00-018-00 104-00-00-019-00 104-14-03-001-00
104-00-00-053-00 104-00-00-054-00

WATERS EDGE

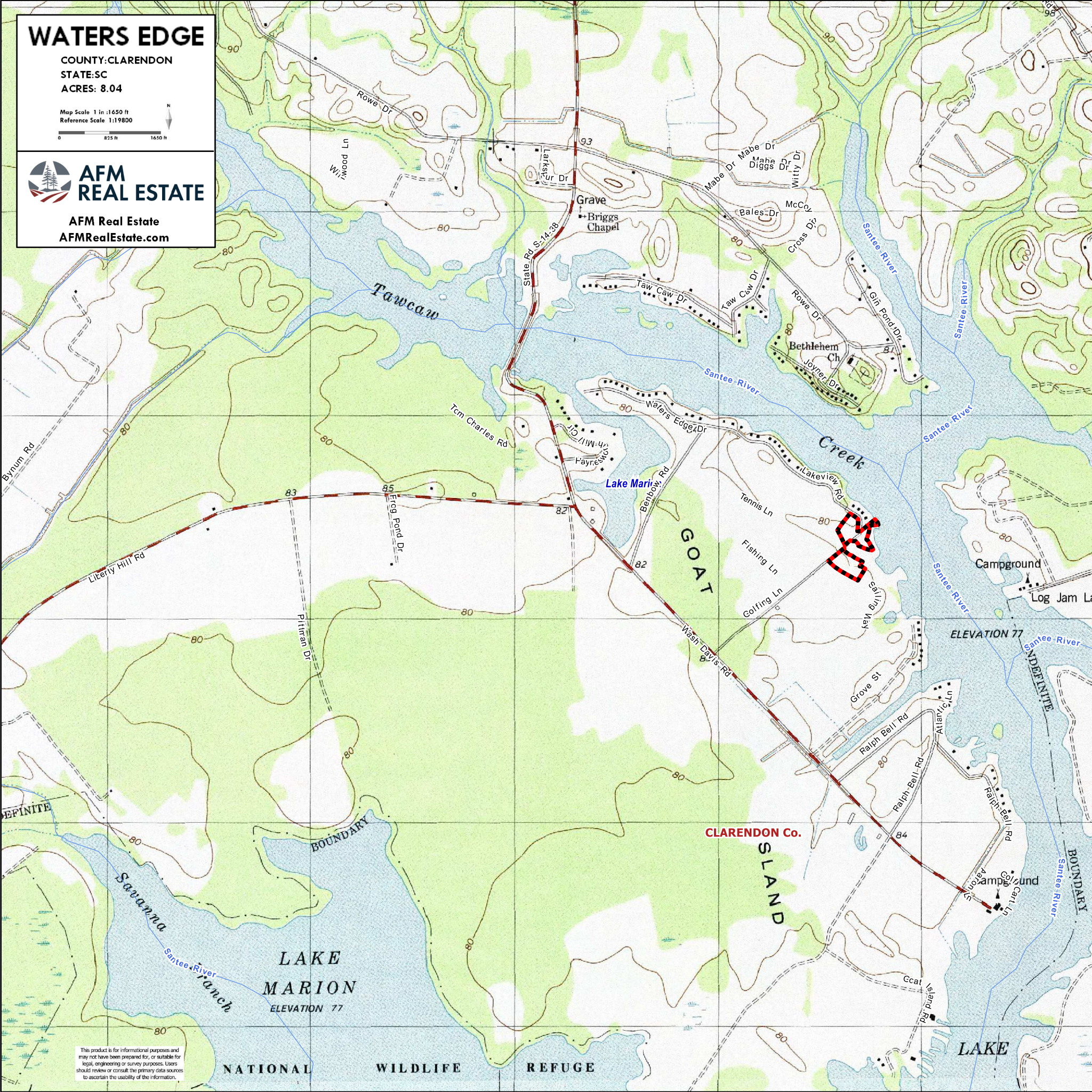
COUNTY:CLARENDON
STATE:SC
ACRES: 8.04

Map Scale 1 in :1650 ft
Reference Scale 1:19800

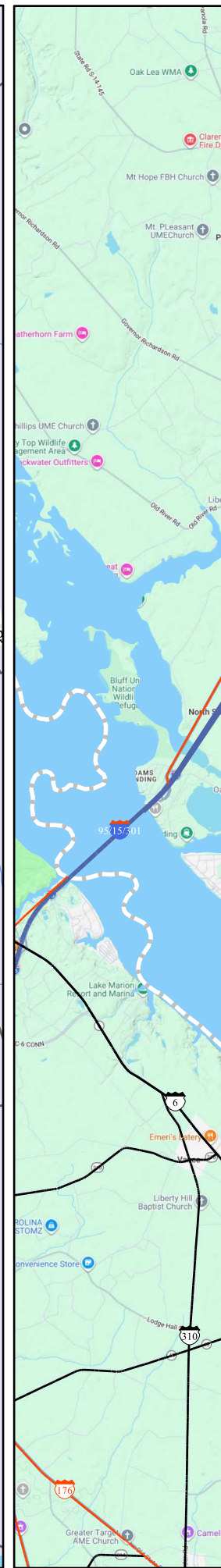


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CLARENDON Co.

Lakeview Rd

3

4

Golfing Ln

5

2

1

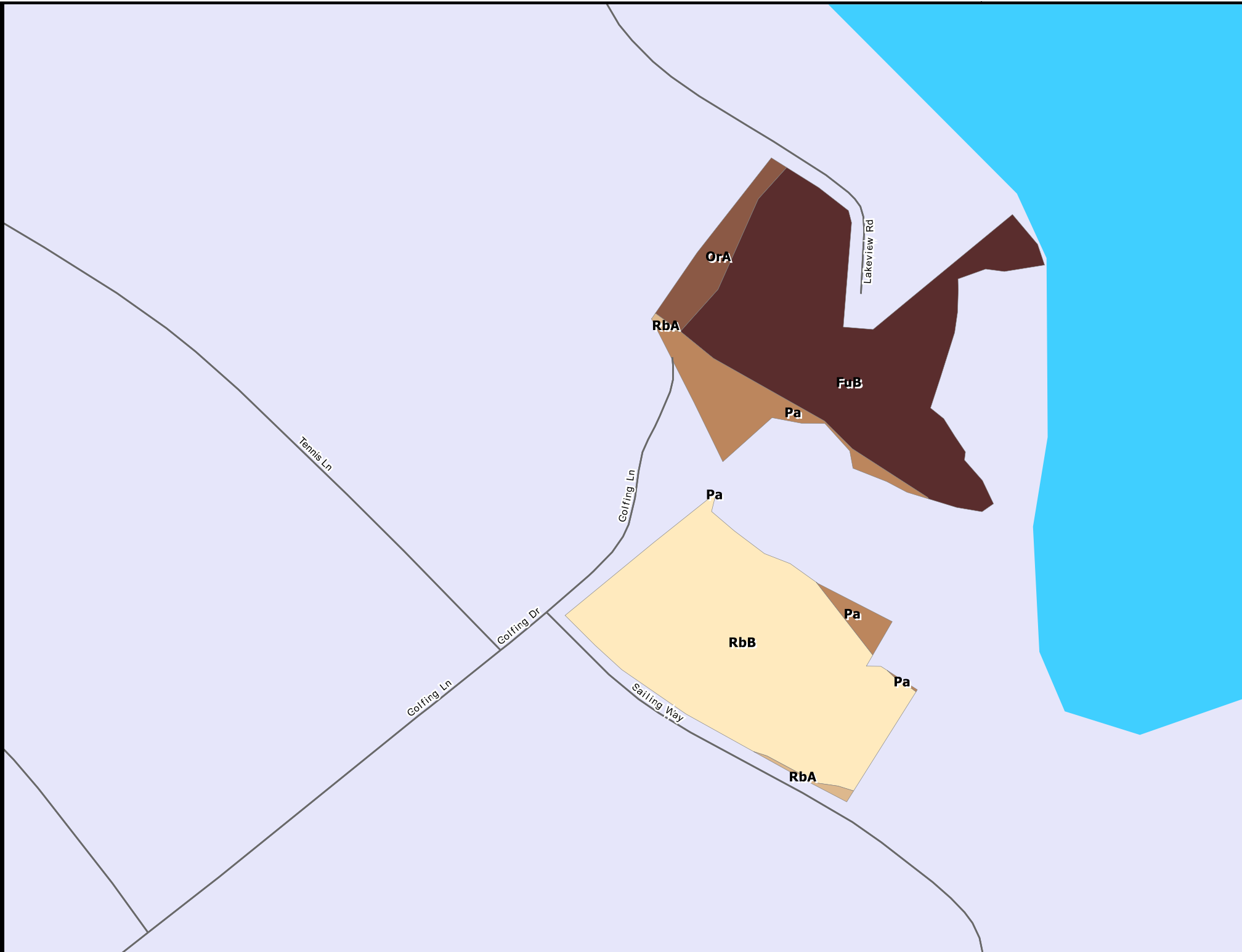
Tennis Ln

Golfing Dr

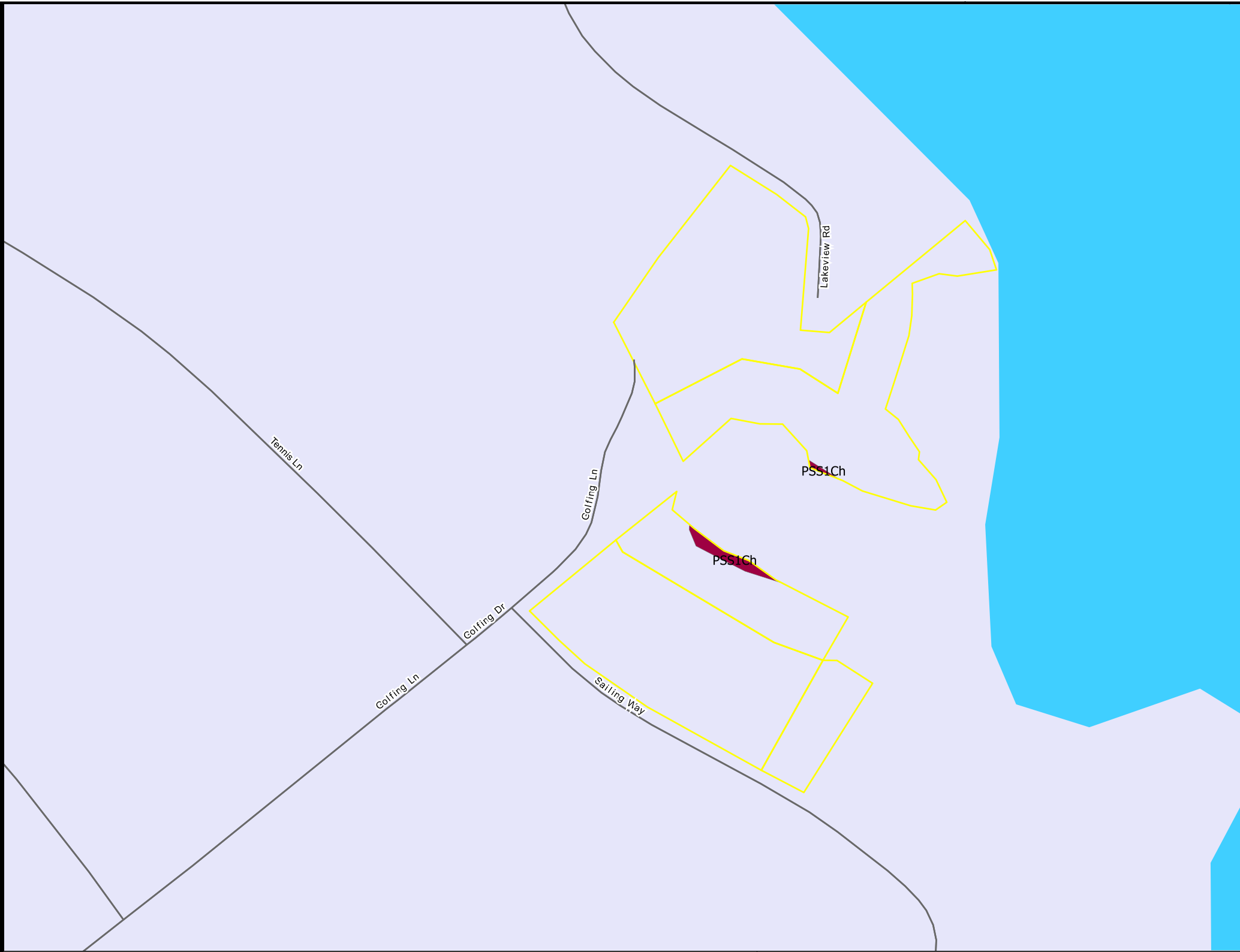
Sailing Way

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SOIL SYMBOL	SOIL NAME	FARMLAND
FuB	Fuquay fine sand, 0 to 6 percent slopes	Farmland of statewide importance
OrA	Orangeburg loamy sand, 0 to 2 percent slopes	All areas are prime farmland
Pa	Paxville loam	Farmland of statewide importance
RbA	Red Bay sandy loam, 0 to 2 percent slopes	All areas are prime farmland
RbB	Red Bay sandy loam, 2 to 6 percent slopes	All areas are prime farmland



WETLAND SYMBOL
PSS1Ch

WETLAND TYPE
Freshwater Forested/Shrub Wetland