



ACTIVE · SET PRICE

Franklin Tract West

± 303 Acres | Colleton County | South Carolina | Near Sniders Crossroads

Little Salkehatchie Frontage

PRICE	PRICE / ACRE	ACREAGE
\$786,205	\$2,595	± 303

PROPERTY OVERVIEW

The ±304-acre Franklin Tract is located along Highway 21 in Colleton County, approximately 55 miles from Charleston and Savannah and 75 miles from Columbia. The property features ±40 acres of open row crop land, ±38 acres of natural regeneration, and the balance in mature hardwoods along the Little Salkehatchie River. The row crop acreage offers an excellent opportunity to establish a dove field for wing shooting enthusiasts. A diverse mix of habitats supports abundant wildlife, including whitetail deer, wild turkey, and waterfowl. Hardwood bottoms along the river provide mast-producing trees that further enhance the property's wildlife appeal. A potential ±7-acre pond site, surrounded by open fields, offers the opportunity to create a scenic homesite with an exceptional back porch view. T...

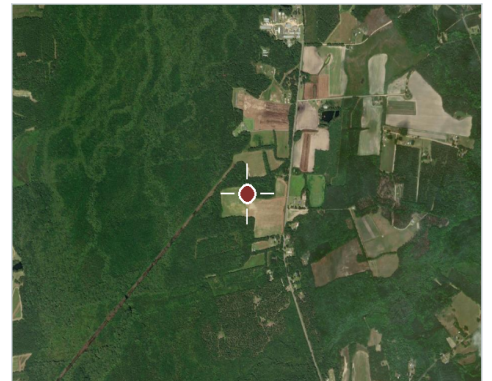
PROPERTY DETAILS

TYPE	ACCESS
Agriculture / Farmland (Fields)	Paved Road
UTILITIES	WATER FEATURES
Electric	Creeks / Streams · River Access
VIEWS	COUNTY TAX PARCEL IDS
Timber	158-00-00-024 158-00-00-025

DOCUMENTS INCLUDED

IR · Location · Aerial · TOPO

LOCATION



Colleton County, South Carolina



David Lynch

Real Estate Salesman, SC, GA

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Principal Broker: Bobby Sarvis (South Carolina)

SCAN TO VIEW



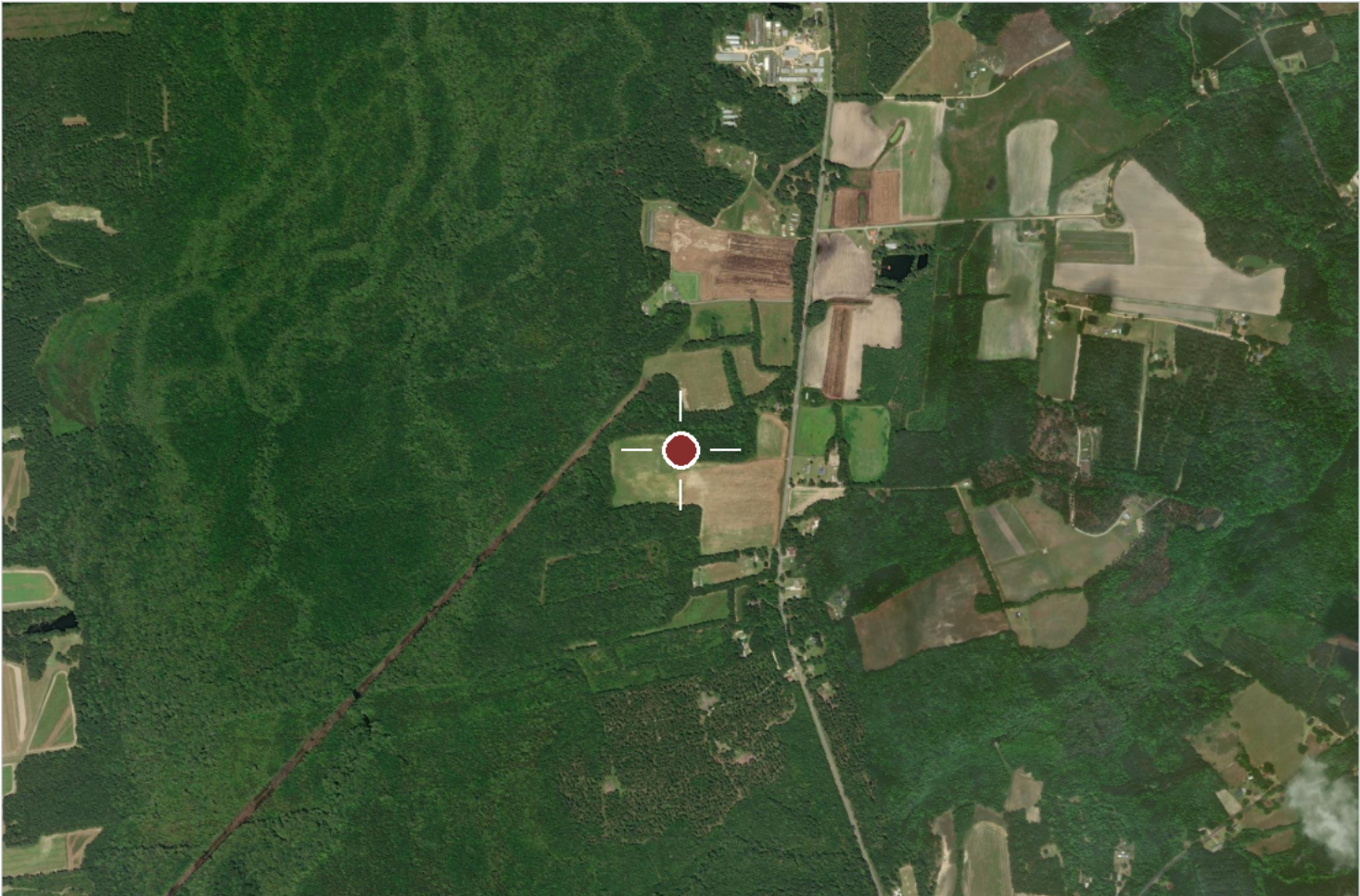
Property Photos

Franklin Tract West · Colleton County · South Carolina · Near Sniders Crossroads

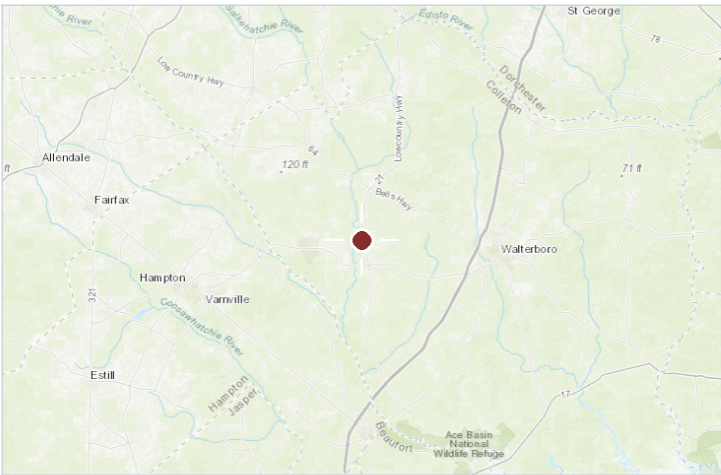


Location & Access

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



Regional locator

COUNTY & STATE
Colleton County, South Carolina

NEAREST CITY
Sniders Crossroads

APPROXIMATE CENTRE
32.91815, -80.86265

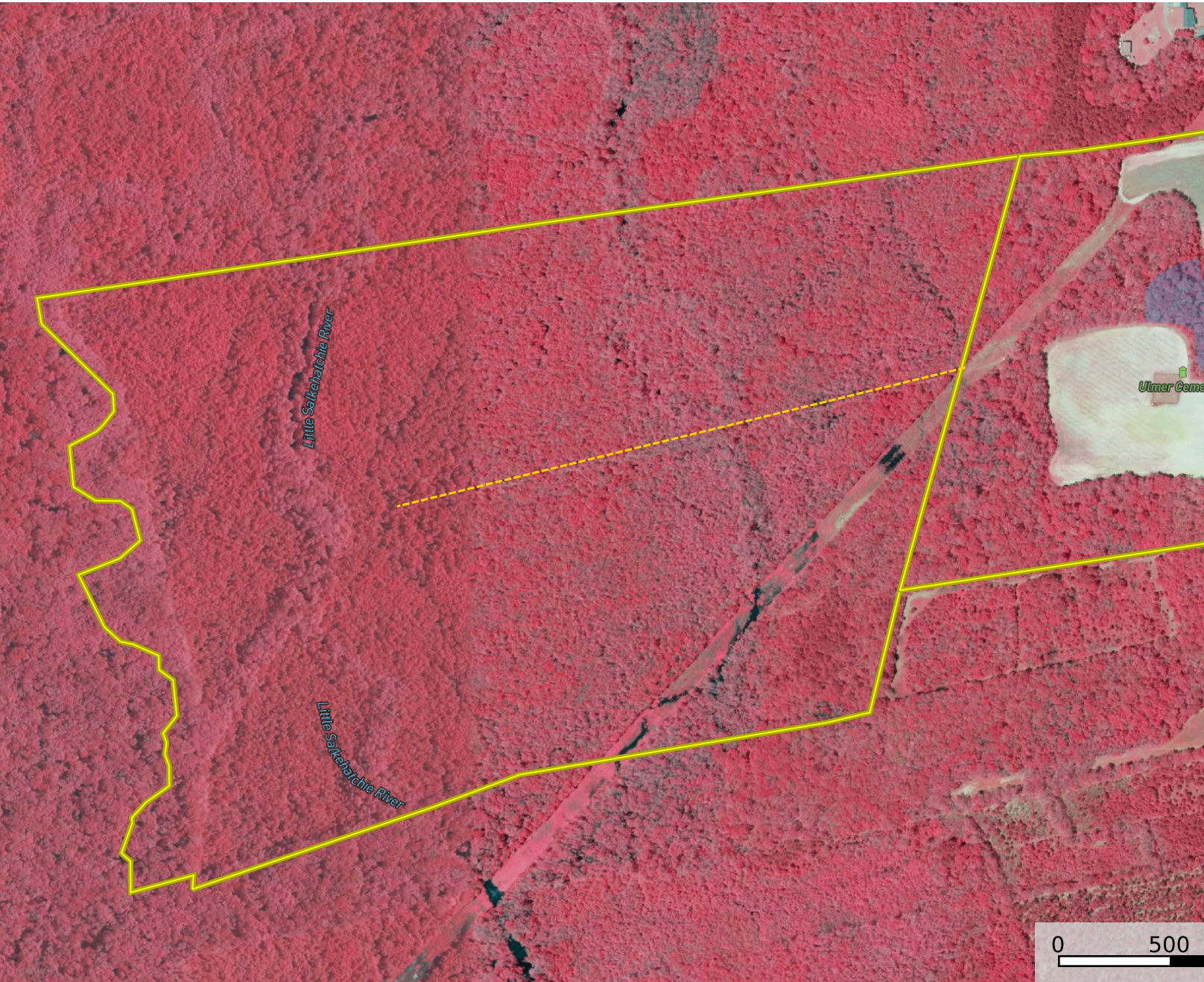
COUNTY TAX PARCEL IDS
158-00-00-024 158-00-00-025

INTERACTIVE MAP



<https://id.land/maps/8c38b2be0c1920d8ad17a92ed974d908/share>

FRANKLIN WEST
Colleton County, South Carolina, 304 AC +/-



- Road / Trail
- Pond / Tank
- Boundary 3
- Boundary 2
- Boundary 1

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 Road / Trail

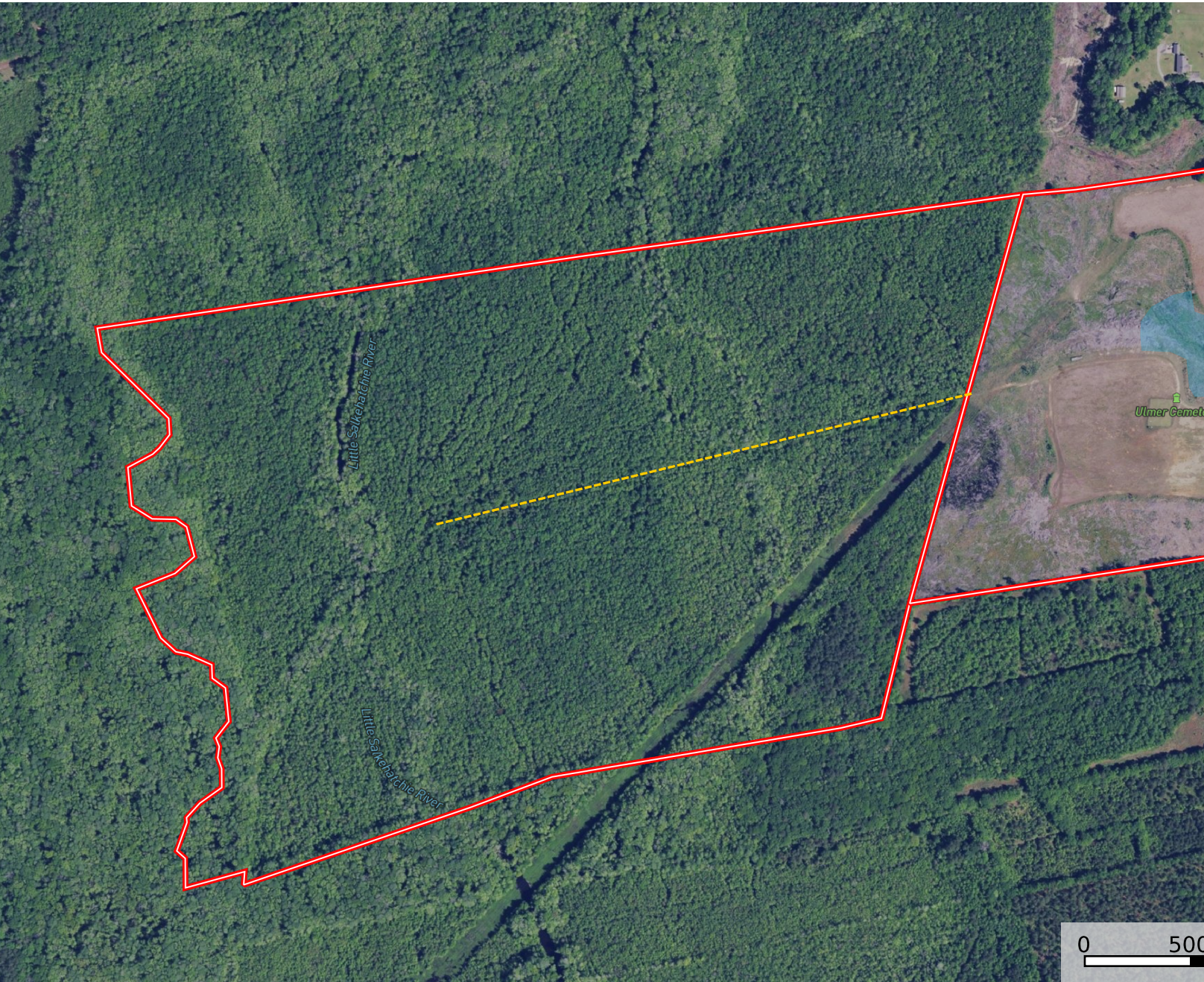
 Pond / Tank

 Boundary 3

 Boundary 2 1

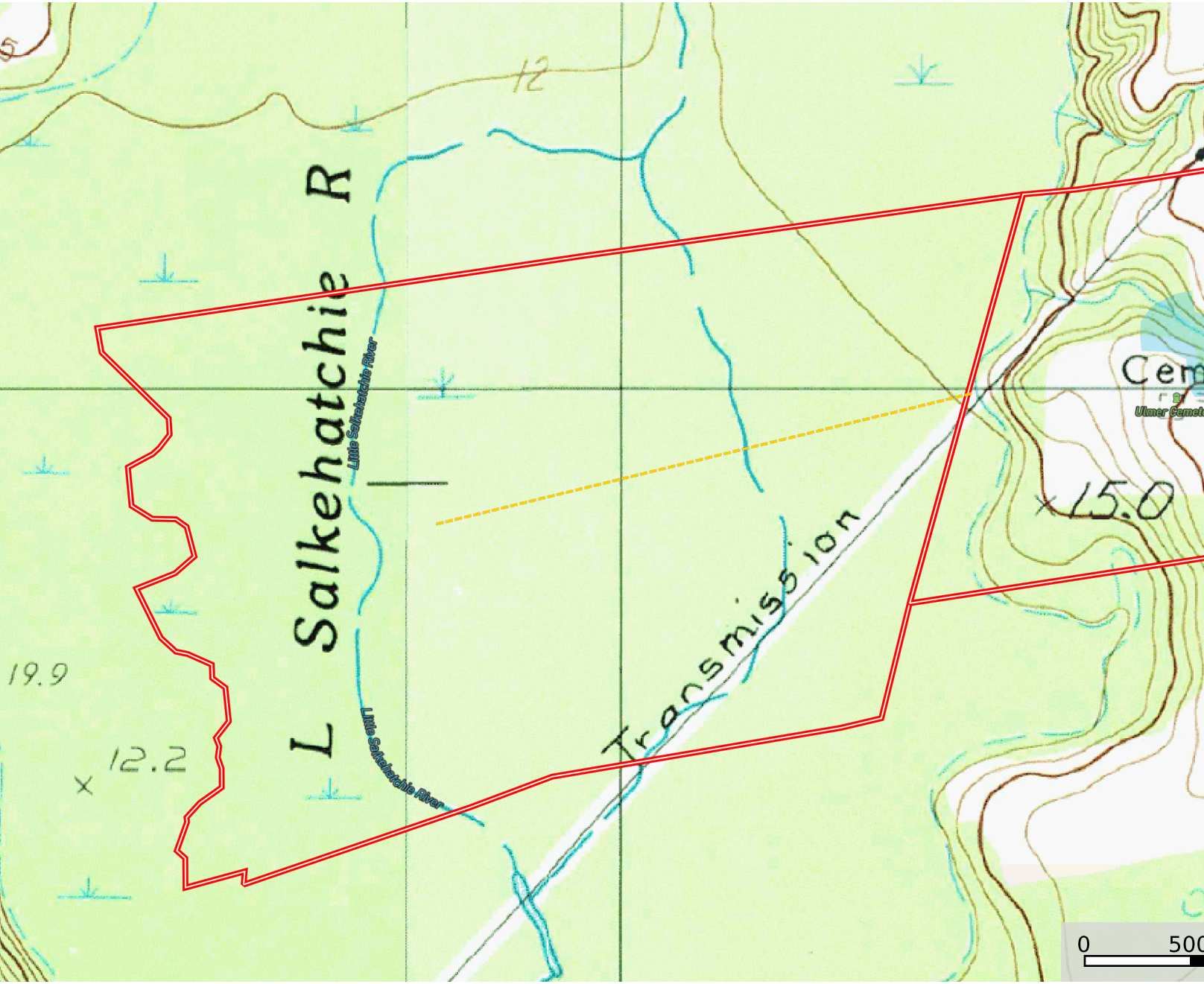
 Boundary 1 1

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Colleton County, South Carolina, 304 AC +/-



--- Road / Trail Pond / Tank Boundary

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--- Road / Trail Pond / Tank Boundary