

ACTIVE · SET PRICE

# Franklin Tract West

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

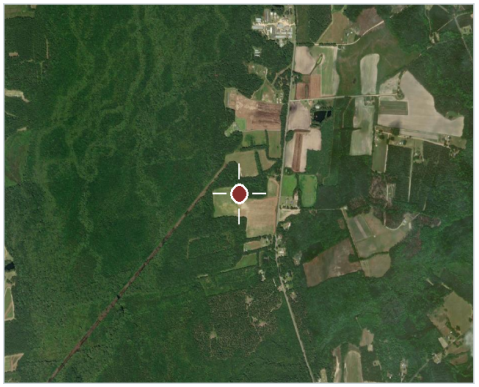
*Little Salkehatchie Frontage*

| 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...

## LOCATION



Colleton County, South Carolina

## PROPERTY DETAILS

**TYPE**
Agriculture / Farmland (Fields)

**ACCESS**
Paved Road

**UTILITIES**
Electric

**WATER FEATURES**
Creeks / Streams · River Access

**VIEWS**
Timber

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

**DOCUMENTS INCLUDED**
IR · Location · Aerial · TOPO



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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 24, 2026 · https://www.afmrealestate.com/properties/303-acres-land-for-sale-in-colleton-county-south-carolina/franklin-tract-2-2

# Property Photos

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







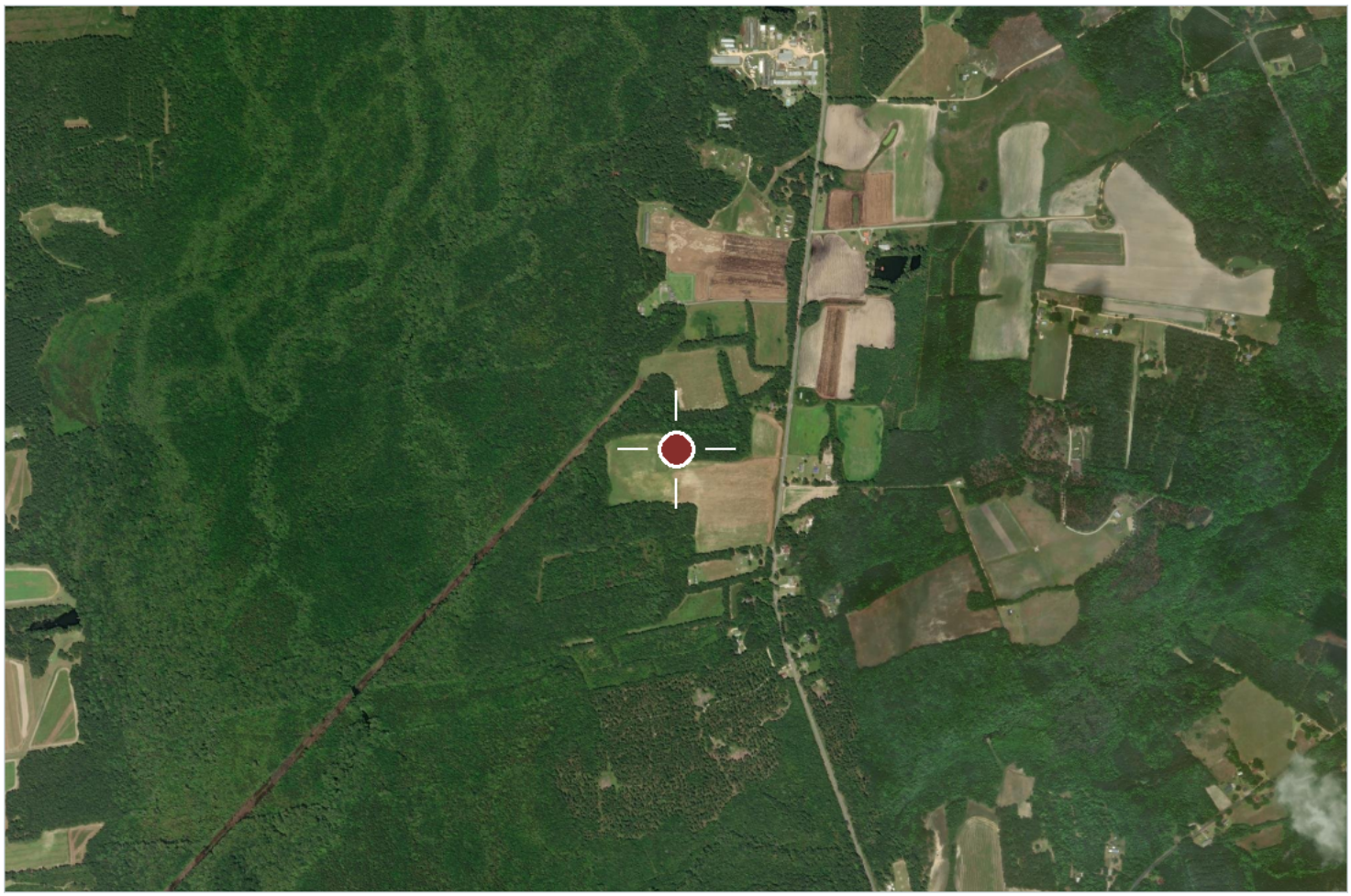




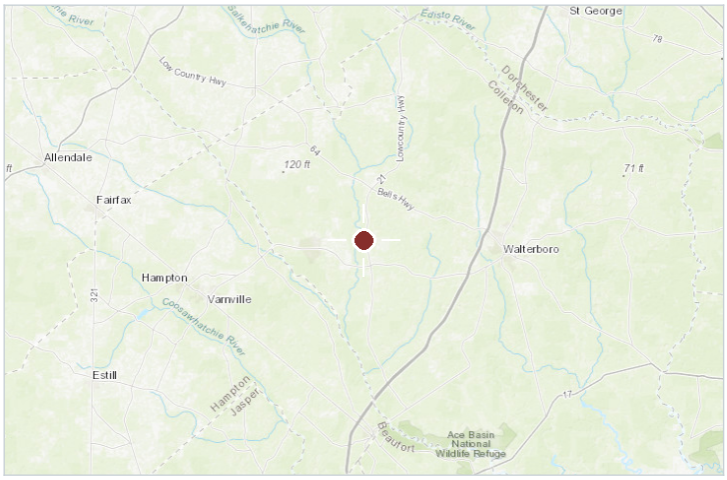


# Location & Access

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



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

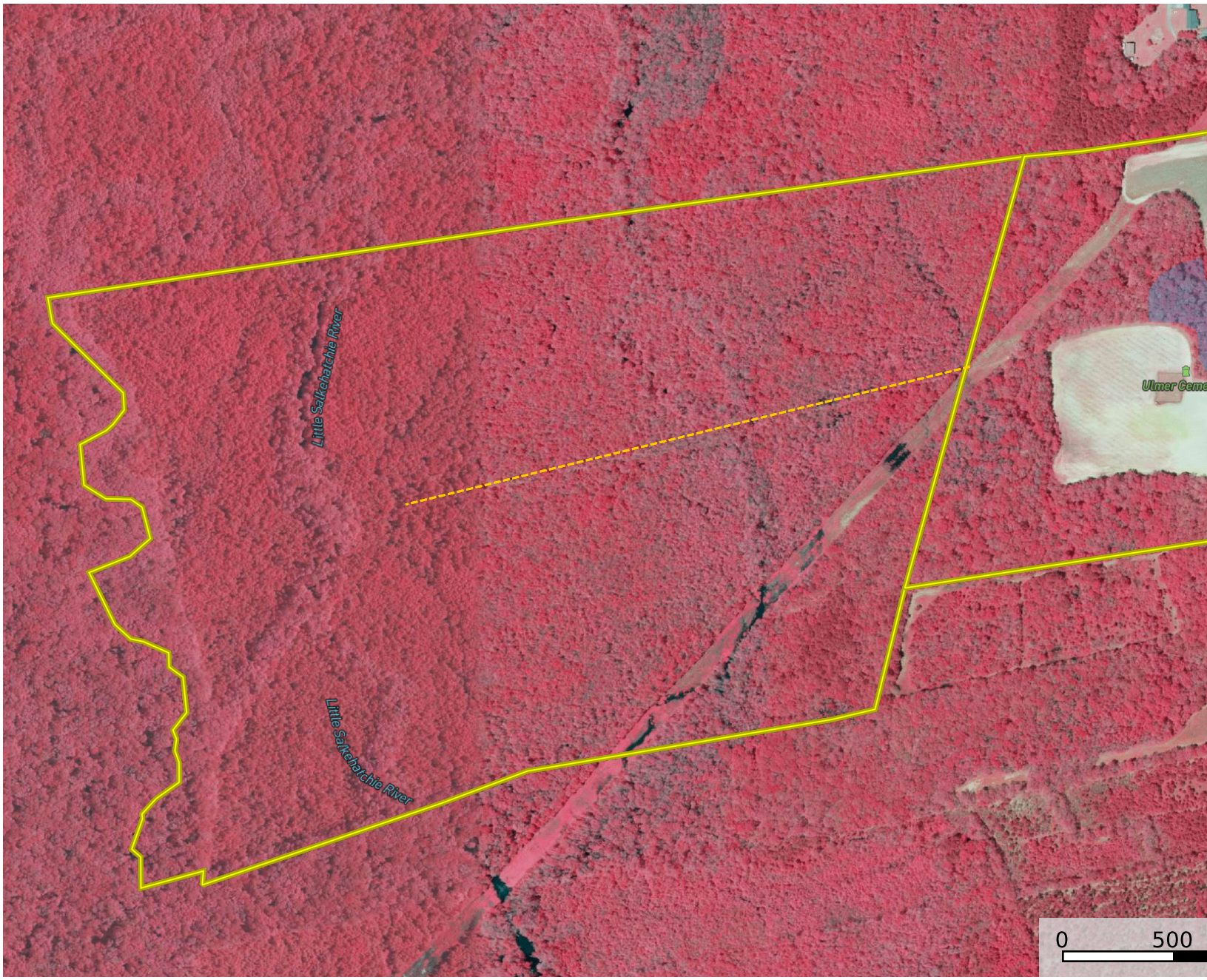
158-00-00-024 158-00-00-025

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

**David Lynch**
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# FRANKLIN WEST

Colleton County, South Carolina, 304 AC +/-

AMERICAN FOREST MANAGEMENT




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


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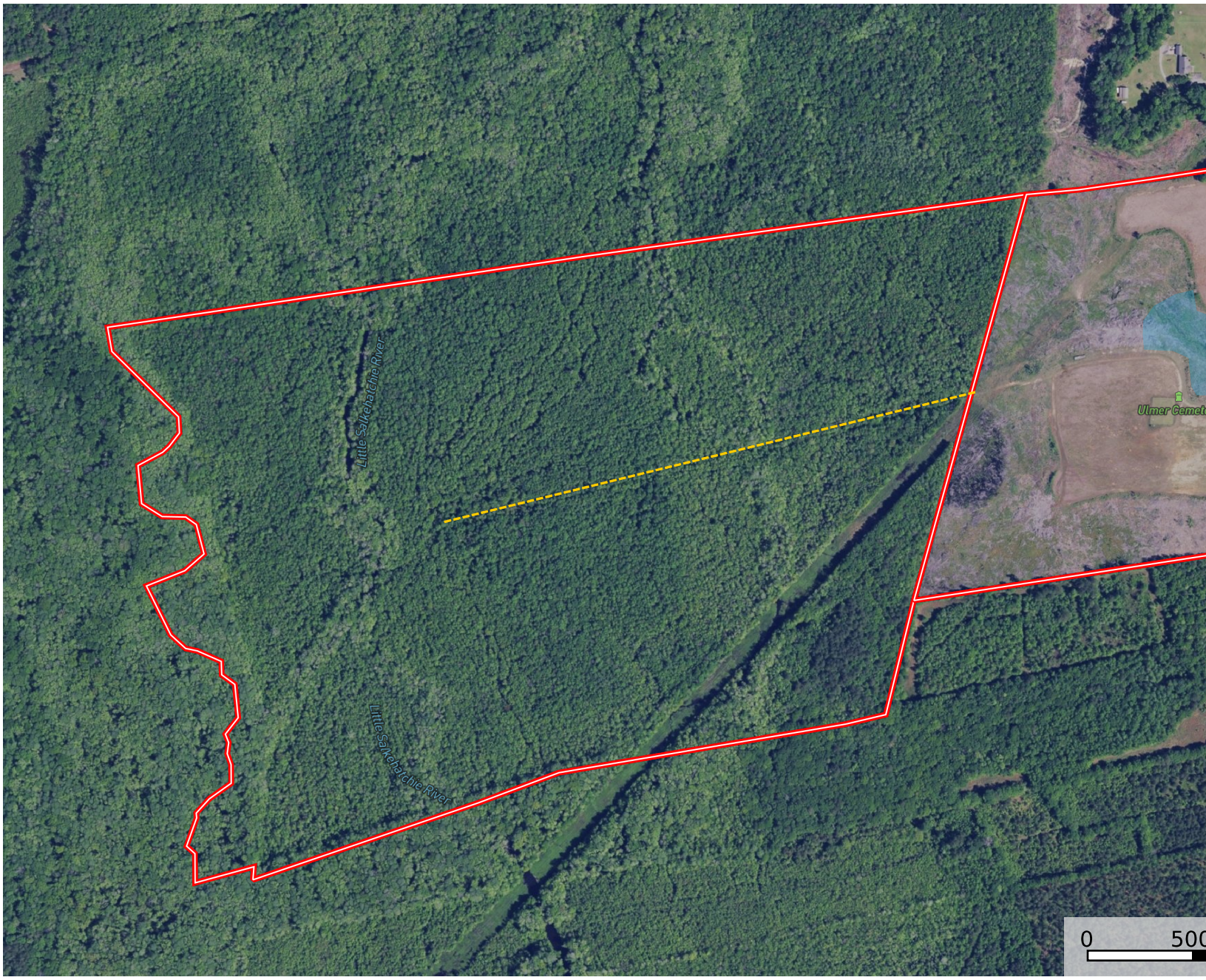
Colleton County, South Carolina, 304 AC +/-




Road / Trail  Pond / Tank  Boundary

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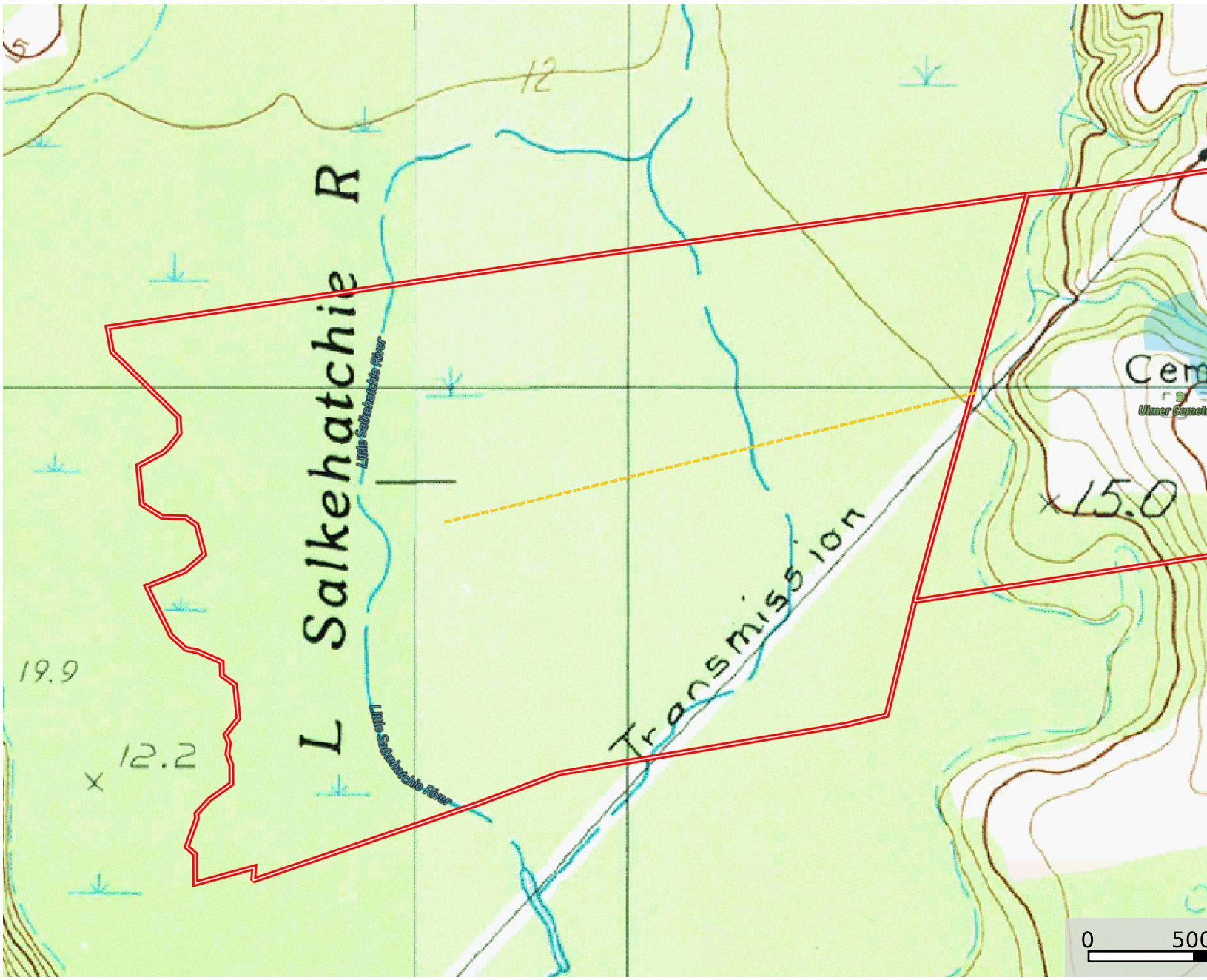


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