

SOLD · SET PRICE

Denny Farm/Lynches River Tract

± 77 Acres | Lee County | South Carolina | Near Bishopville

Unique Property & Rare Opportunity

PRICE \$560,000	PRICE / ACRE \$7,244	ACREAGE ± 77
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PROPERTY OVERVIEW

Discover your own private outdoor retreat in the heart of South Carolina. The Denny Farm/Lynches River Tract is an exceptional recreational property in Lee County containing 77.31 acres with hunting and fishing opportunities. The tract offers the perfect blend of recreation, relaxation, and long-term investment potential. The property features a large scenic pond, well-stocked and ideal for unforgettable “catch, cook, and eat” gatherings with family and friends. A comfortable cabin with modern conveniences provides the perfect setting for weekend escapes, hunting trips, fishing adventures, or simply relaxing in the peaceful outdoors. There are three or four flowing Artesian wells supplying clean drinking water to the cabin and constantly streaming into the 12-acre pond. Nature lovers and sportsmen will appreciate that the property is on the scenic Lynches River, offering outstanding opportunities for hunting, fishing, wildlife viewing,...

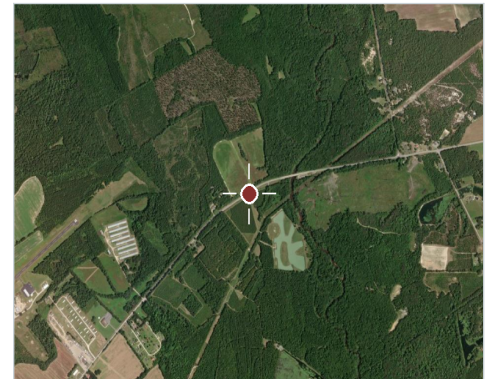
PROPERTY DETAILS

TYPE Recreation (Large Game Hunting)	ACCESS Paved Road
WATER FEATURES Ponds · River Front	VIEWS Pond · River
IMPROVEMENTS Ponds · Lodge	COUNTY TAX PARCEL IDS 024-00-00-078-000

DOCUMENTS INCLUDED

Location Map · Aerial Map · Timber Map · Soil Map · Topo Map · Wetland Map

LOCATION



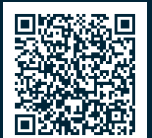
Lee County, South Carolina



Curtis Spencer

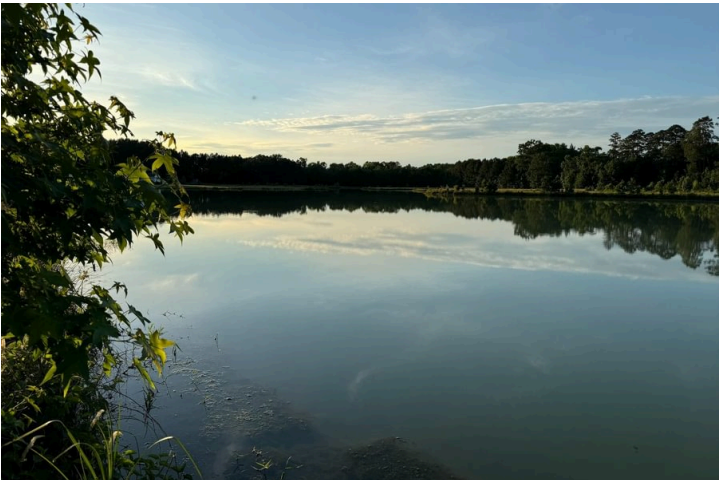
Real Estate Salesperson, SC, NC, GA
O: 803.773.5461 C: 803.491.4832
curtis.spencer@afmforest.com
Principal Broker: Bobby Sarvis (South Carolina)

SCAN TO VIEW



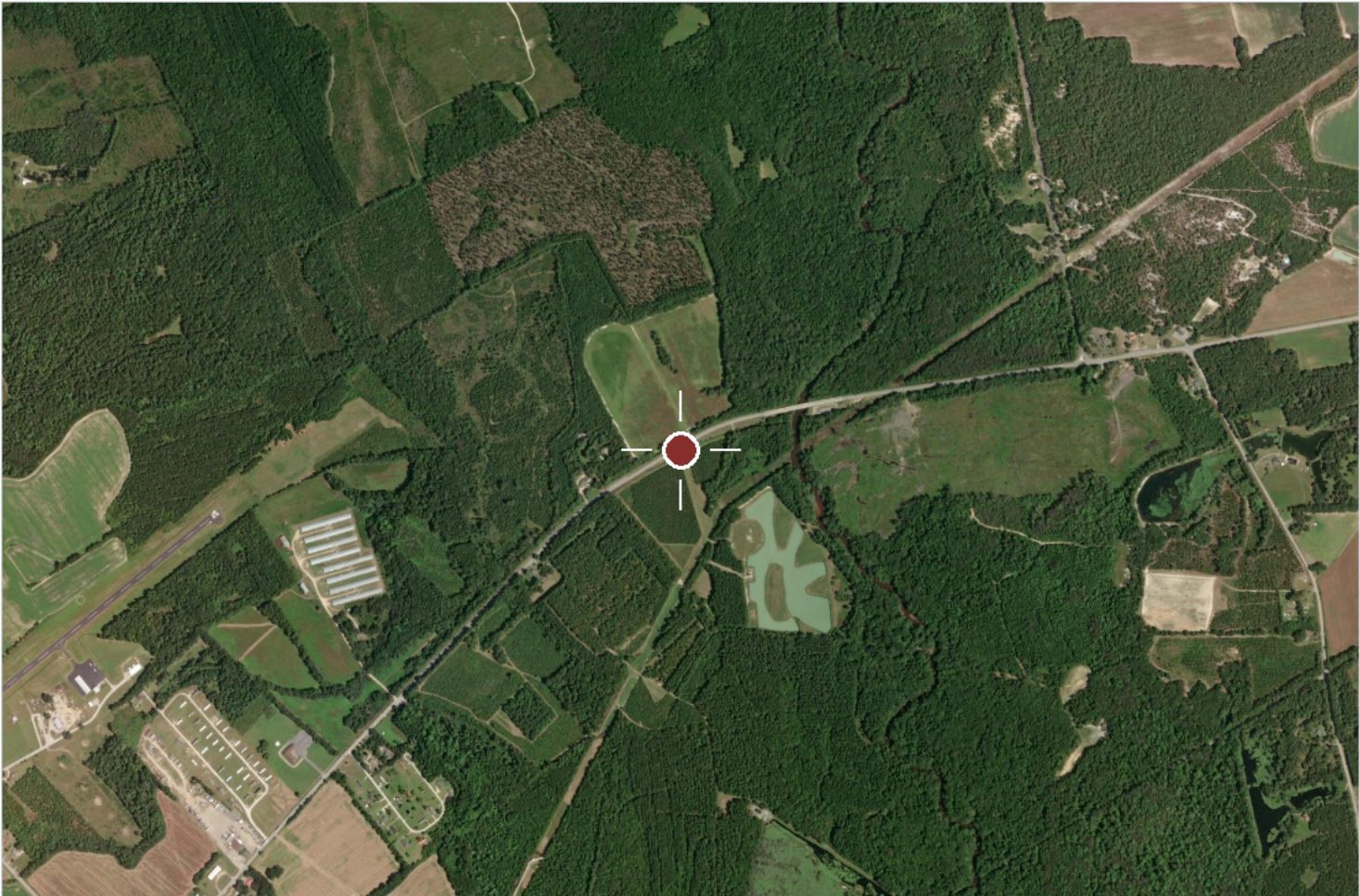
Property Photos

Denny Farm/Lynches River Tract · Lee County · South Carolina · Near Bishopville

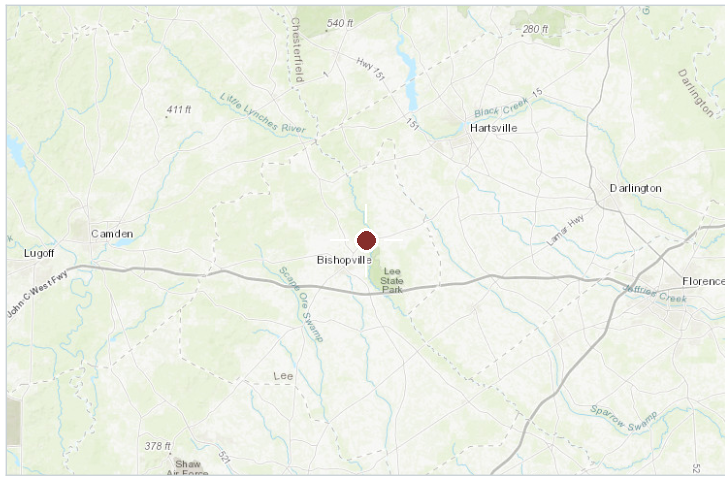


Location & Access

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



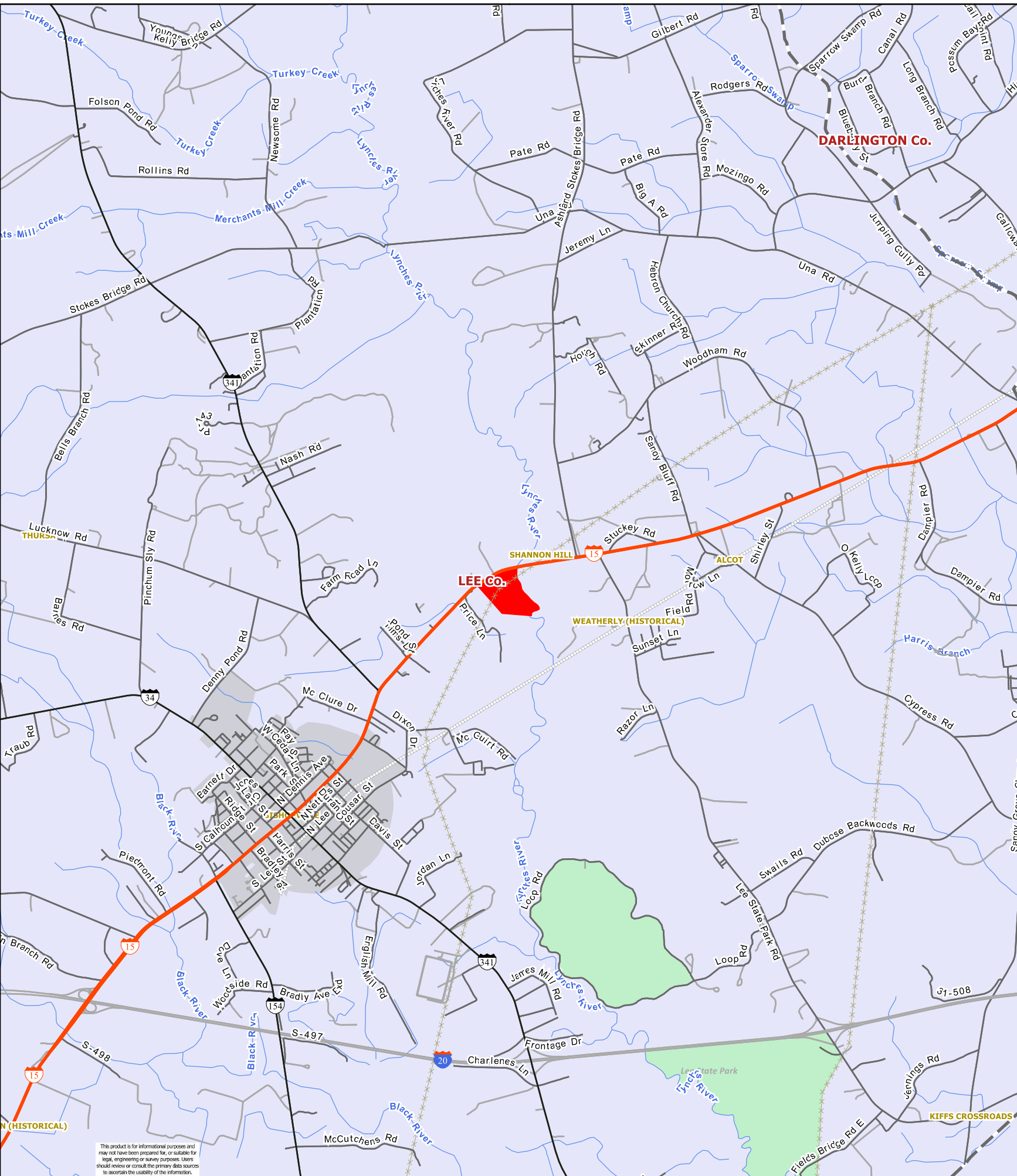
Regional locator

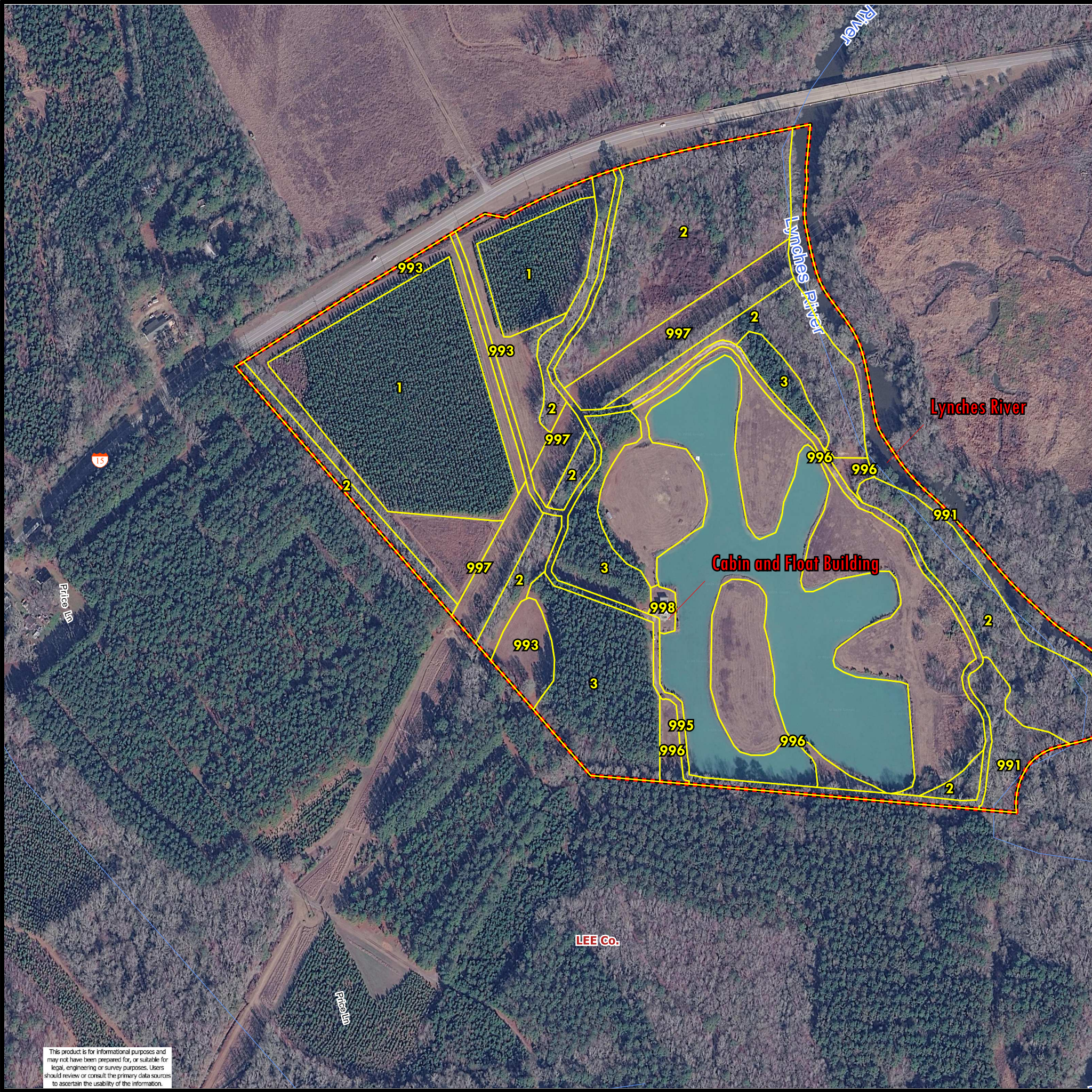
COUNTY & STATE
Lee County, South Carolina

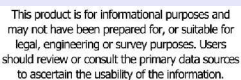
NEAREST CITY
Bishopville

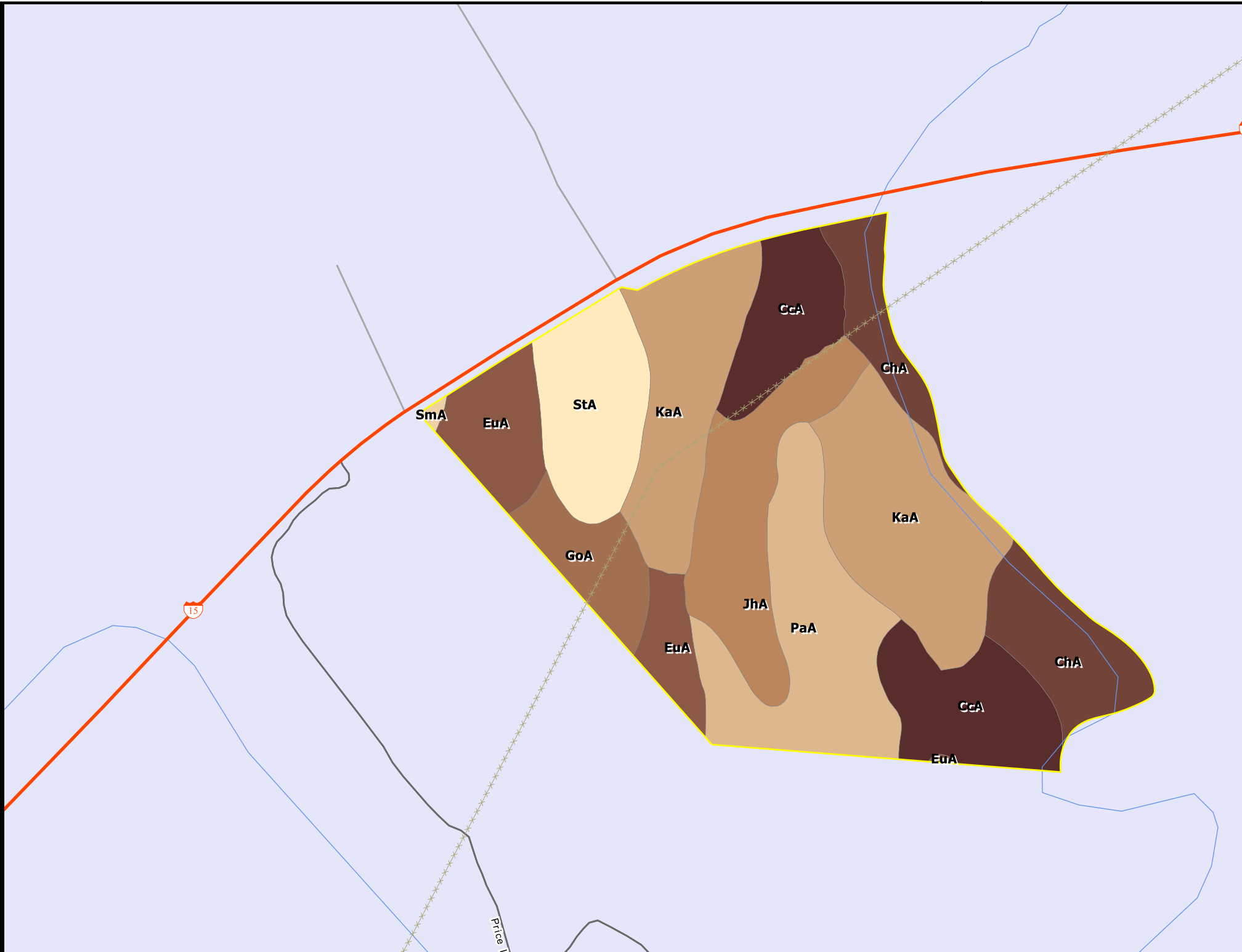
APPROXIMATE CENTRE
34.24892, -80.21696

COUNTY TAX PARCEL IDS
024-00-00-078-000









SOIL SYMBOL	SOIL NAME	FARMLAND
CcA	Chastain-Chewacla complex, 0 to 2 percent slopes, frequently flooded	Not prime farmland
ChA	Chewacla-Chastain complex, 0 to 2 percent slopes, frequently flooded	Farmland of statewide importance
EuA	Eunola sandy loam, 0 to 2 percent slopes, rarely flooded	All areas are prime farmland
GoA	Goldsboro sandy loam, 0 to 2 percent slopes	All areas are prime farmland
JhA	Johns loamy sand, 0 to 2 percent slopes, rarely flooded	All areas are prime farmland
KaA	Kalmia loamy sand, wet substratum, 0 to 2 percent slopes, rarely flooded	All areas are prime farmland
PaA	Paxville coarse sandy loam, 0 to 2 percent slopes, occasionally flooded	Farmland of statewide importance
SmA	Smithboro sandy loam, 0 to 2 percent slopes	Farmland of statewide importance
StA	State-Eunola complex, 0 to 2 percent slopes, rarely flooded	All areas are prime farmland

DENNY FARM LYNCHES RIVER TRACT

COUNTY: LEE
STATE: SC
ACRES: 77.31

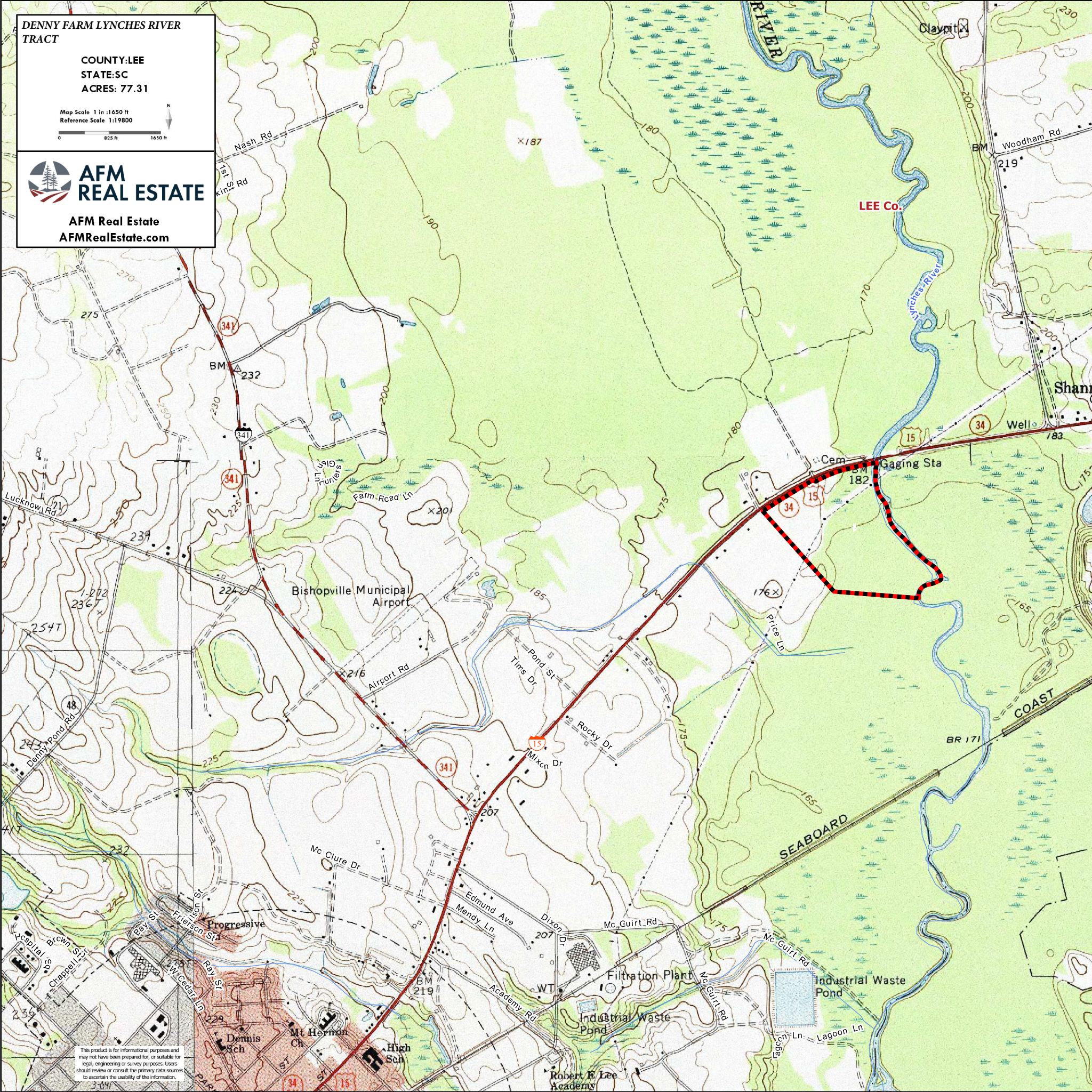
Map Scale 1 in : 1650 ft
Reference Scale 1:19800

0 825 ft 1650 ft

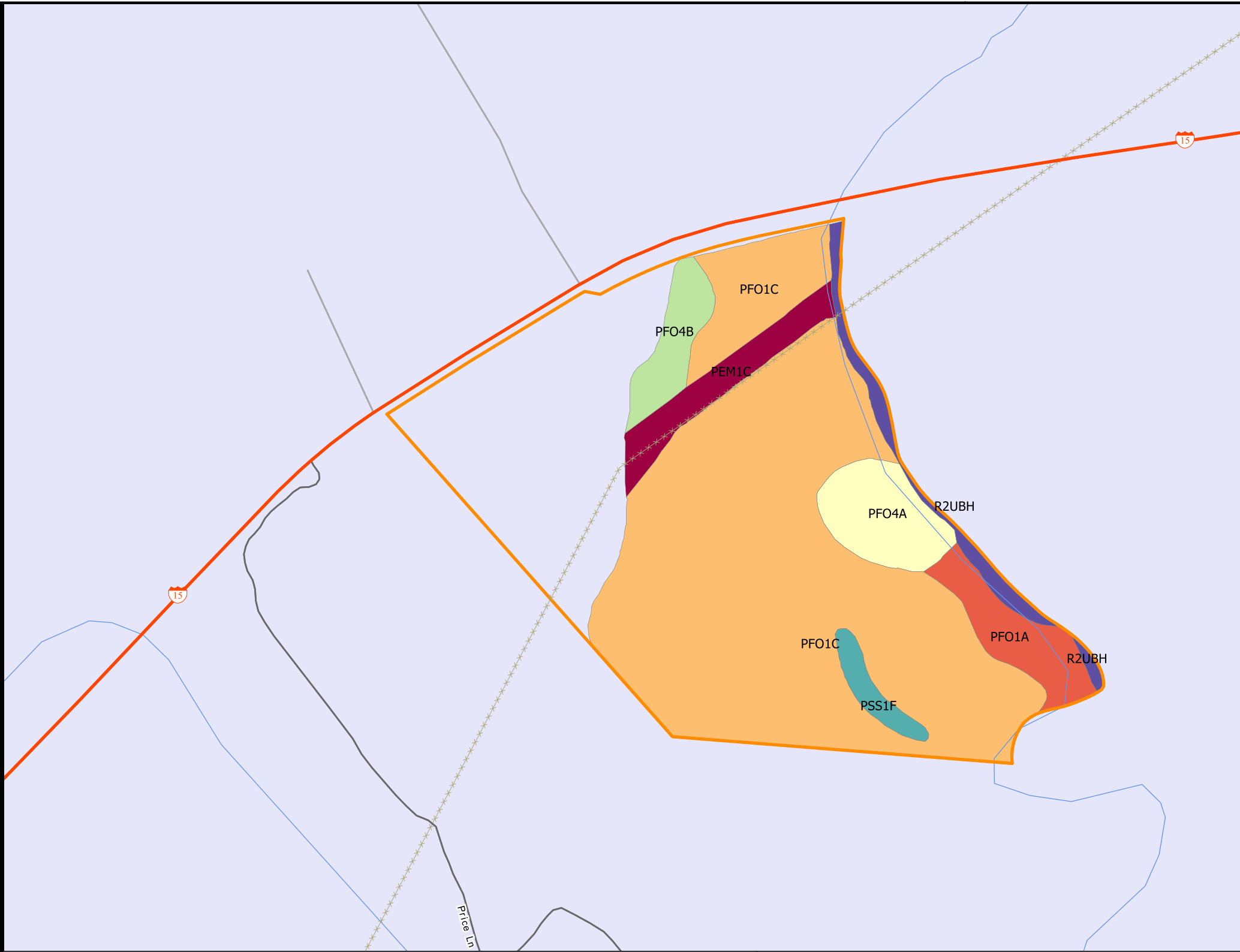


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WETLAND SYMBOL	WETLAND TYPE	ACRES
PEM1C	Freshwater Emergent Wetland	2.96
PFO1A	Freshwater Forested/Shrub Wetland	3.36
PFO1C	Freshwater Forested/Shrub Wetland	43.54
PFO4A	Freshwater Forested/Shrub Wetland	3.86
PFO4B	Freshwater Forested/Shrub Wetland	2.44
PSS1F	Freshwater Forested/Shrub Wetland	1.10
R2UBH	Riverine	2.06