

# FOR SALE

## CHATSWORTH DRIVE

Colleton County

46.5 Acres

\$91,000



CROSBY

LAND COMPANY

REAL ESTATE BROKERAGE & SERVICES



Chatsworth Drive is located only 30 minutes from Summerville or 50 minutes from Charleston. The property is accessed by Chatsworth Drive and a 40ft wide deeded easement that leads into the property. The upland portion of the tract was harvested in 2016, site prepped and replanted with genetically improved loblolly pine. The eastern side of the property borders Fuller Creek, which allows for added diversity. This area has mature white and red oak along the bluff, producing mass quantities of acorns for deer and turkey. This is an ideal property for a small timberland investment, as well as a weekend hunting retreat.

### FEATURES

- HUNTING
- PRE-MERCH PINE PLANT.
- DEEDED EASEMENT
- CREEK
- LEVEL TOPO
- GATE

### DIRECTIONS

From Round O Rd. and Hwy 17-A, take Round O Rd. North towards Sidneys Rd for 3.7 miles. Turn right onto Fleming Rd, travel .5 mile and Chatsworth Dr is on the right. This is a gated road and you will need to contact the agent for instructions.

### CONTACT

TODD CROSBY, BROKER-IN-CHARGE

ToddCrosby@CrosbyLandCo.com

O | 843.782.5700 ~ M | 843.909.0159

www.CrosbyLandCo.com



DISCLAIMER: ALL INFORMATION PROVIDED IS ASSUMED ACCURATE AND CORRECT BUT NO ASSUMPTIONS OF LIABILITY ARE INTENDED. NEITHER THE SELLER NOR THE AGENT OF THE SELLER REPRESENT THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PROSPECTUS OR EMAIL INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TIMBER VALUES, VOLUMES, ACREAGE DISCREPANCIES OF CROPLAND, TIMBER STANDS, PONDS, TIMBER AGE OR MARKETABILITY OF TIMBER. THE SELLER OR AGENT DOES NOT GUARANTEE THE CONDITION OR SQUARE FOOTAGE OF ANY IMPROVEMENTS, STRUCTURES, BUILDINGS, HOUSES OR THE FUNCTION OF MACHINERY, APPLIANCES, WELLS, SEPTIC SYSTEMS OR WATER CONTROL DEVICES. THIS OFFERING IS SUBJECT TO ERRORS AND OMISSIONS AS WELL AS CHANGES INCLUDING PRICE OR WITHDRAWAL WITHOUT NOTICE.