



# Locust, Denmark, 29042, SC

[https://greathomesofcharleston.com/properties/locust/denmark/sc/29042/MLS\\_ID\\_25007881](https://greathomesofcharleston.com/properties/locust/denmark/sc/29042/MLS_ID_25007881)



**Price - \$584,545**

**Lot Size    DOM**

137.0000    12 Days

## Features

### Lot Features

- 10+ Acres

## Description

The Denmark Industrial Development Tract consists of +/- 137 acres of land for sale. This property, located in Bamberg County, SC, offers the new owner complete flexibility as there are no conservation easements in place. Situated just outside of Denmark, SC, the property features internal roads, natural regeneration pines, and mature hardwoods. City water, power, and fiber internet are available, making it ideal for a variety of uses.

**Prime Location** Located just off of Highway 321 and adjacent to Denmark city limits, this +/- 137-acre tract offers convenient access to major cities in an hour or less. Aiken is about 30 miles away, Columbia is 45 miles and Augusta is 50 miles. In addition, growing areas, such as Orangeburg and Walterboro, are nearby.

**Ready for Development** With city water, power, and fiber internet readily available, plus an internal road bisecting the property, this tract is fully equipped for development. Adding to the development potential, Locust Avenue and Mayfield Road provide approximately 2,560 feet of road frontage.

**Natural Beauty and Wildlife** Enjoy the picturesque setting of natural regeneration pines combined with mature hardwoods. Hunters and outdoor enthusiasts will appreciate the established food plots. Finally, we must mention the tract's two wet weather ponds and three existing box blinds.

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

Phone: 18434788061

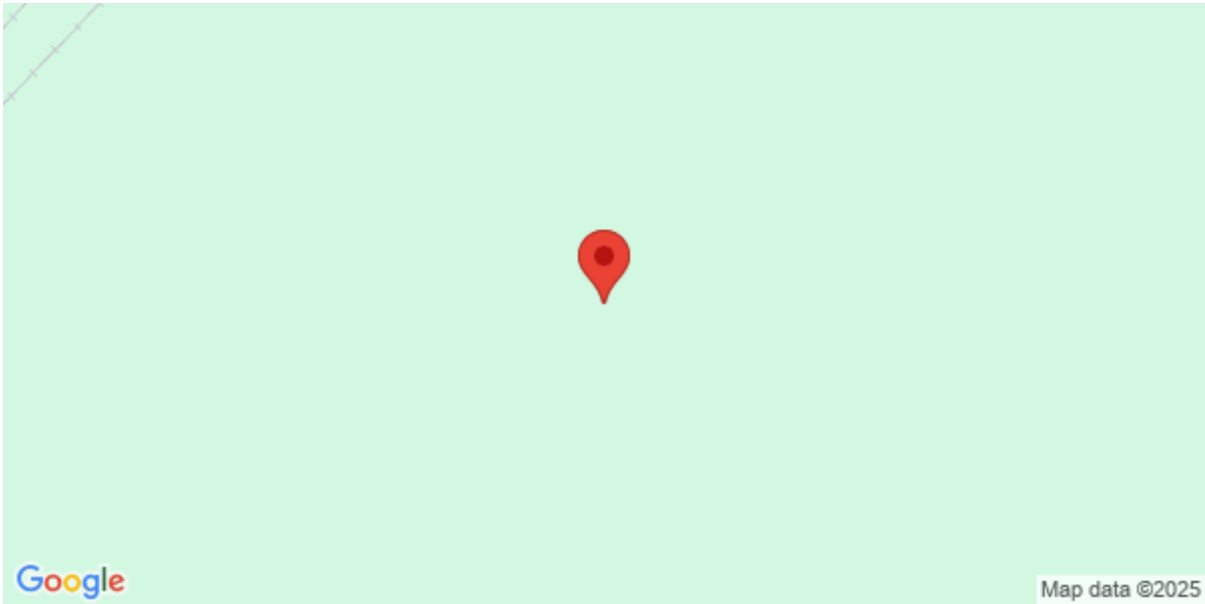
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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