

# FOR SALE

**JONES**  
Sumter County  
37 +/- Acres  
\$395,000



The Jones property offering consists of 37+/- acres located in a quiet, rural setting 8 miles southwest of the town of Sumter, SC. The country estate includes a well-appointed 1,683 sq. ft. 3 bedroom 2.5 bath brick residence which is in excellent condition and move-in ready. In addition to the main house, there is a sizeable barn with ample storage space and a workshop located behind the residence. The property consists of 14.6+/- acre Coastal Bermuda hayfield that is currently being farmed for hay and 18 acres of mature natural stand of mixed pine and hardwood timber. The open land could serve as additional residential sites for a family compound or be easily converted into an equestrian center for horses. The wooded acreage offers the outdoor enthusiast ample hunting grounds for deer, turkey, and small game.

The most notable feature of this offering is the fact that it abuts the Manchester State Forest. This impressive attribute consists of 28,675 acres of forestland offering endless recreational opportunities. Some of the permitted activities and services provided include; horseback riding trails, ATV trails, bike trails, and all types of hunting and camping.

## FEATURES

- 3 bedroom and 2.5 bath brick home
- Pastureland
- Natural Pine & Hardwood
- Hunting
- County/State Hwy Access
- Barn
- Electric
- Public Water/Septic

## DIRECTIONS

From the intersection of State Hwy 763 and US521 go .9 mile and turn right onto McCrays Mill Road for 1.5 miles. Turn left onto Pinewood Road for 4 miles and the property is on the right.

2204 Pinewood Road  
Sumter, SC 29154

## CONTACT

**JOHNNY BELL**

[adminassistant@crosbylandco.com](mailto:adminassistant@crosbylandco.com)

O | 843.782.5700 ~ M | 843.909.8031

[www.CrosbyLandCo.com](http://www.CrosbyLandCo.com)



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MANCHESTER  
STATE FOREST



 Barn  House  Boundary

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, timber age or marketability of timber. The seller or agent does not guarantee the condition or square footage of any improvements would constitute or the function of machinery, 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.

Todd Crosby  
P: 8437825700    Toddcrosby@crosbylandco.com    300 Carn St.

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# Jones Property

Sumter County, South Carolina, 37 AC +/-



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 Boundary

|  Boundary 37.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
RaA	Rains sandy loam, 0 to 2 percent slopes	4.8	12.75	3w
AuB	Autryville-Norfolk complex, 0 to 4 percent slopes	26.1	68.61	2s
NfA	Norfolk-Butters complex, 0 to 2 percent slopes	7.1	18.64	1
TOTALS		38.0	100%	1.94