CROSBY
LAND COMPANY
REAL ESTATE BROKERAGE & SERVICES

# St. John Church Rd

***185 +/- ACRES***
***$342,518***

**General Location:**

St. John Church Road is located in the Sandhills region of South Carolina, in Chesterfield County, 15 minutes from the town of Chesterfield. The property boasts over 2,000 feet of frontage on St. John Church Road and over 1,300 feet of frontage on Scotch Road. The tract is comprised of 80% pine plantation with two age classes, 109.7 +/- acres of 1997 Loblolly, 41.8 +/- acres of 1996 Loblolly, and 26 acres of mature hardwood drains. The asking price reflects the marketable timber available on this offering. The remaining acreage consists of powerline easement that can serve as a wildlife food plot for planting.

**Directions:**

From Chesterfield head East on Main St toward State Road S-13-97, in 0.2 miles turn right on to Craig Street. Continue for 7.9 miles then turn right onto St. John Church Road. Remain on St. John Church Road for 3 miles, the property is on the right.

**www.crosbylandco.com | 843-782-5700**

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 wthdrawal without notice.

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South Carolina,  185 AC +/-

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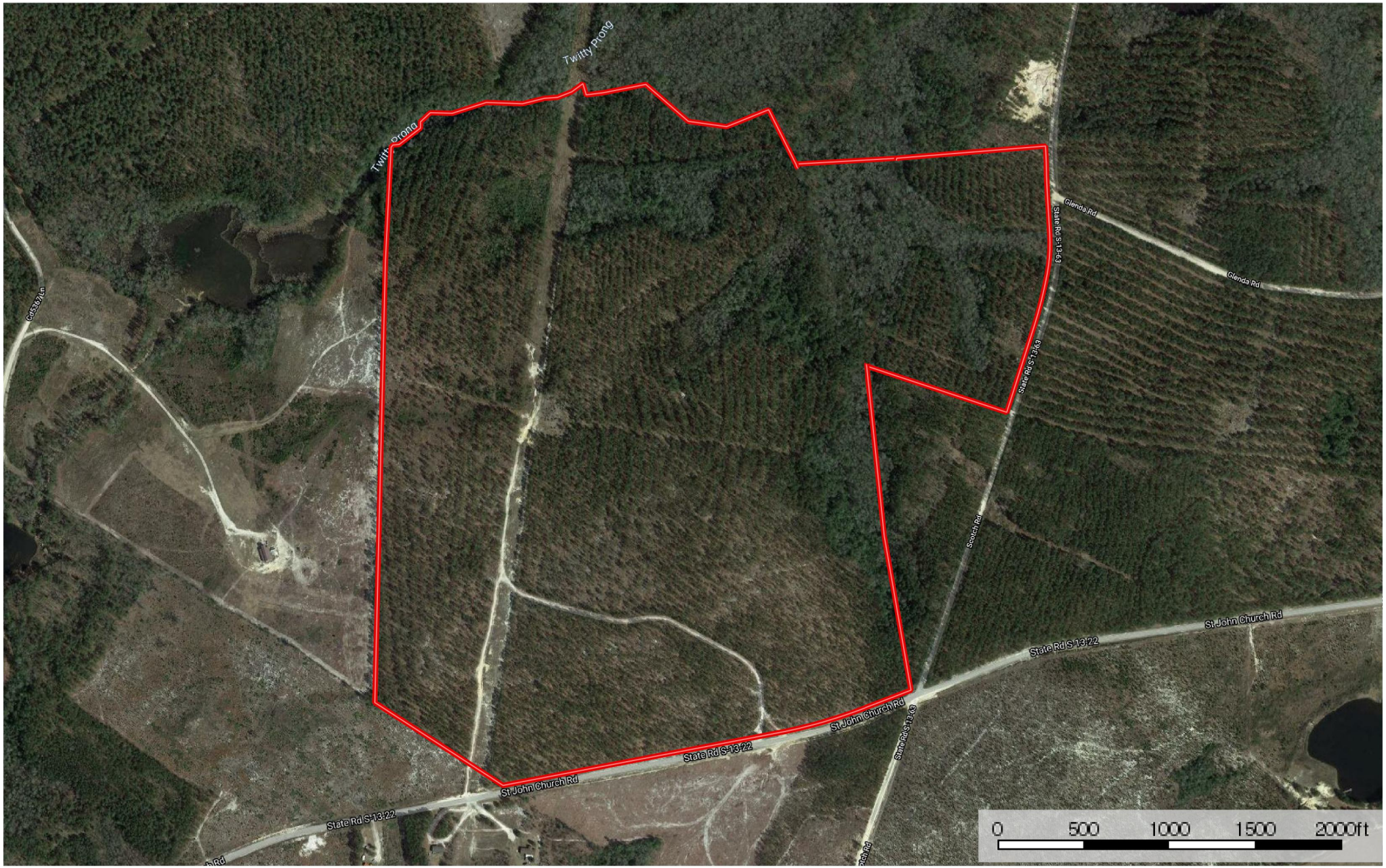


Boundary

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**Todd Crosby**
P: 8437825700  www.CrosbyLandCo.com

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