



## SOLD!! 131.18 ACRES OF FARM / HUNTING AND TIMBER LAND FOR SALE IN ORANGEBURG COUNTY SC!

**SOLD**

For immediate assistance with this listing call Bret Holten at 843-442-7250.

**131.18 total acres with Timber and Hunting Opportunities for Deer, Turkey & Ducks in Bull Swamp!! Less than 4 miles from I-26 Exit 149...A Must See Orangeburg, SC Treasure!-Call Bret Holten at 843-442-7250 to schedule a showing today!**

Location, wildlife and a complete package describes this NEW LISTING in Orangeburg, S.C. Less than 4 miles off Interstate Hwy-26 Exit 149, this property is 40 Minutes from Columbia, 1 hour from Charleston and 1 hour and 45 minutes from Augusta, Ga. Surrounded by ag fields and Bull Swamp, the 131.18 acres are perfect for a hunt club, family farm, horses or "Your Favorite Place" with retirement in mind. With all of the above, this one is it a MUST SEE! -

60 plus acres of Ag fields are along the paved frontage of Langley Road providing many options for entry points and easy maintenance. The open fields and hedge rows are ready for food plots attracting game such as Dove, Whitetail Deer and Turkey. Included are the original 1940's cinder-block home approximately 1,500 sq ft with 3 bedrooms and 1 bath and several wooden structures that could be saved. Both county power and water can be conveniently connected with home just off the roadway. Due to age, the septic system may require updating. All these structures are surrounded by towering fruit bearing pecan trees. Along with the amazing shade, these trees provide an important source of additional nutrients for wildlife. It's quite picturesque and would be a keen location to cool down your horse after a ride.

As we move east to the right side of property and out of the cropland, you'll now be in thick cover with 20 acres of 12 year old pines that are ready for thinning. There are several small paths cut through the heart of the pine stand for traveling by ATV -or golf carts. Here you will find open areas for food plots. As for now, mother nature has flooded these grounds with thousands of wild black berries. -And finally we arrive at a mostly unique feature, in a nearly a 20 foot drop down into bottom-lands with historic oaks, a running creek feeding a watering hole and the balance property which borders Bull Swamp. Many old growth oaks still remain and provide many opportunities for hunting stands throughout the bottom-land areas. -For the naturalist, it's greenery and boundless trees to discover. -As for the deer and turkey hunter, it's a haven with game trails headed in every direction. -Also found at the edge of Bull Swamp is a old cattle watering hole that would be perfect spot for Wood Duck boxes. -As a waterfowl enthusiasts, there are several areas here to explore for upcoming seasons. -

Again this property is in a "Prime Location"... The city of Orangeburg is about 20 minutes away to keep the pantry full of groceries, several dealerships for tractors, ATV and boats. -As for hunting and fishing supplies, there are also sporting goods stores and a Lowes for all your hardware needs. As a fishing enthusiast, there are over 160,000 acres of freshwater within the Santee Cooper Lake System of the upper Lake Marion and lower Lake Moultrie. The Edisto River and Sparkelberry Swamp offer anglers and waterfowl hunters a place to sharpen their skills.

With easy access to I-26 you can head West to enjoy the college scene in the state capitol of Columbia with the University of South Carolina Gamecocks sports programs, fine dining, concerts and more. It's here you will also find the Broad River offering multiple opportunities for anglers to tangle with small mouth and stripped bass during float trips. Not to mention tubing and kayaking adventures for the entire family. Or keep heading West and you can find yourself in the Foothills area not far from the mountains and snow skiing available in Boone and Sugar Mountains of North Carolina.

Or you may prefer the calming sounds of the waves and ocean breeze by heading East to Charleston, Mount Pleasant and the Island Towns. -With all of these opportunities combined, this area is a national treasure full of history know as "The Lowcountry". So much to do in the Downtown area scene with historic tours, shopping, dining, water front walks for that special picture on The Battery. Or a quick drive across the Ravenel Bridge and into Mount Pleasant for the very best world renown "Shem Creek" seafood and waterfront docks. -It's only short ride from there to the barrier island beaches of Sullivan's and Isle of Palms.

This property is shown by appointment only, please make arrangements with the listing agent before entering the property. -

## MORE DETAILS

**Address:**

1100 Langley Road  
Orangeburg, SC 29115

**Acreage:** 131.2 acres

**County:** Orangeburg

**MOPLS ID:** 40678

**GPS Location:**

33.517068 x -80.847357

**PRICE: \$590,310**

## CONTACT AGENT



**BRET HOLTEN**

AGENT

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