



2618 Highway 9, Dillon, 29536, SC

https://searchrealestate.co/properties/2618-highway-9/dillon/sc/29536/MLS_ID_2504986



Price - \$275,000

Lot Size DOM

36.6800 112 Days

Features

Utilities

- Electricity Available
- Water Available

Lot Features

- Irregular Lot
- Outside City Limits
- Wooded
- Acreage

Description

olid tract of development land in the Riverdale Community of Dillon County less than 2 miles from Dillon City Limits right on HWY 9. Tract has over 500 foot of road frontage with two existing main structures, including a 500 sq.ft. office building and a 3 bedroom mobile home. Balance of tract is booming with beautiful longleaf and loblolly pine forest along sandy ridges. Perfect place for a small commercial or residential development or a large parcel for a new farm with plenty of wooded buffers! Solid tract of rural land with a wide number of uses, including timber, a mini farm, commercial or residential development! Tract has over 500 foot of road frontage and lots of healthy timber encompassed in a rolling sandy land package. Tract is within the Riverdale Community of Dillon County that is less than 2 miles east of the City of Dillon limits and right along SC HWY 9. It is a perfect place to subdivide into a subdivision or commercial opportunities. Tract is found in a beautiful part of the county. Tract is less than 7 miles from Interstate 95 and just in a fantastic place for future development opportunities. Tract includes two main structures that include a 500 sqft. office building with outdoor storage and a three bedroom mobile home that could both provide an immediate revenue stream. Outside of the commercial and residential development opportunities, the tract adjoins a very large contiguous forest that provides excellent wildlife habitat. Dillon County is known for its wildlife and this tract and its adjacent tracts are no exception. This tract has many uses. At a minimum, it could be the perfect homestead opportunity for the hunter and rural land lover looking to establish roots and call this place home. The adjacent lands contain small homesteads, a large forested component, and then several large agriculture operations located within the periphery. The 36 acres is comprised of 34 acres of pine woodlands filled with inclusions of oak and other hardwood species. Tract is well suited for the wildlife enthusiast with the opportunity to take a large Dillon County whitetail, a long-bearded turkey, or a collection of small game right on the outskirts of town. The tract is 2 minutes from Dillon, but is also just 10 minutes away from Lakeview. Tract is 30 minutes from Florence and just over an hour from Myrtle Beach and North Myrtle Beach, and just under an hour from Conway. For the outdoor enthusiast, this could be the perfect place to build your dream home or create a mini farm with hunting right out the back door! And the Little Pee Dee River is less than a mile away that is home to big bass, catfish, and large flatfish.

SEE THIS PROPERTY



James Schiller

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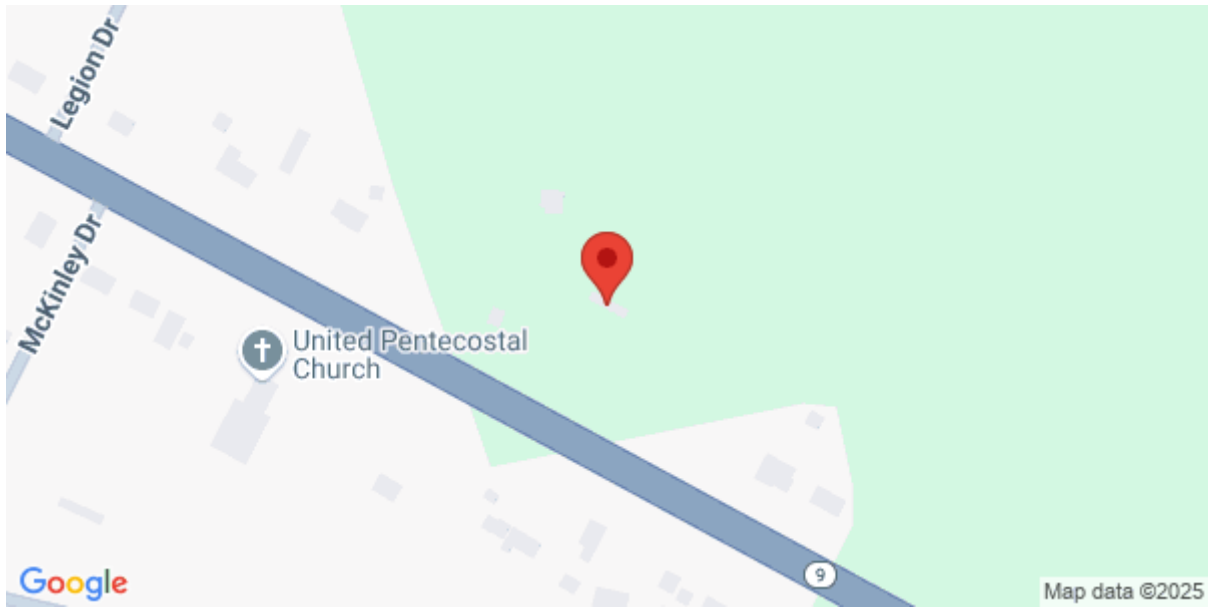
Email: jameseschiller@gmail.com

Check On Site



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Location



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