

**SOLD**



## Sutton Branch Recreational Tract and Hunting

21.8 +/- Acres | Kershaw County, SC



### ADDRESS

448 Sutton Branch Road  
Lugoff, SC 29078

### LOCATION

Depart Lugoff on Hwy 34 North towards Ridgeway. Turn right onto Shivers Green Road. Turn right onto Springvale Road. Property is approximately 1.9 miles on your right. Also continue to Sutton Branch Road for property on both sides of Sutton Branch Road. Alternatively-Depart Lugo

### PROPERTY SUMMARY

Moments from Lugoff and Elgin, and less than 30 minutes from Columbia, this 21.8 acres +/- offers plenty of road frontage and mixed acreage alike to create your own hunting retreat or mini-farm while always being close to town. Surrounding the Sutton Branch Church, the entire tract is in mixed timber, creating the ability to sculpt your own estate from scratch. Several spring heads are present on the tract as well as a few seasonal drainages traversing the property which all flow to the rear of the property through a potential pond site. County water is available at the road as well as electricity and cable (Buyer/Buyer Agent to confirm capacities/metrics needed for Buyer use). Septic needed. Please contact the listing agent directly with any questions!

[nationalland.com/listing/sutton-branch-recreational-tract-and-hunting](https://nationalland.com/listing/sutton-branch-recreational-tract-and-hunting)



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