



Tract 3003B SC Bamberg County-Govan

46 Acres  
Bamberg County, South Carolina  
Property Price : \$241,680 or (\$3,300/acre)



#### **Acreage:**

45.6 +/- acres

#### **General Description:**

The Govan Tract consists of approximately 45.6 acres located in Bamberg County, South Carolina, just south of the town of Denmark. The property is comprised primarily of a well-managed 2023 pine plantation, complemented by scattered fingers of mature hardwoods that add diversity and aesthetic appeal. The tract features predominantly flat, highly usable topography throughout.

The property offers outstanding access with extensive frontage on two separate roads, including approximately 1,300 feet along Middle Place Road, a county-maintained dirt road, and an additional 1,600 feet of paved frontage on Govan Road. This dual road frontage enhances accessibility, privacy, and future development potential.

Well, suited for a manageable recreational property, long-term timber investment, future homestead, family compound, or horse farm, The Govan Tract provides ample acreage and versatility to accommodate a wide range of uses. This offering represents an excellent opportunity for those seeking quality rural land in a desirable Bamberg County location.

#### **Investment:**

\$241,680 or (\$3,300/acre)

#### **Tax ID:**

0026-00-00-005

#### **Agent:**

**Cole McMillan**  
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#### **Location/Directions:**

contact agent for showing

*Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.*

