

0000 Academy Road, Bennettsville, South Carolina 29512

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List \$: **\$106,700**

MLS#: **4215842**

Category: **Lots/Acres/Farms**

County: **Marlboro**

Status: **ACT**

Parcel ID: **028-00-02-020**

Acres: **88.60**

Auction/Reserve

Legal Desc: **6 MI N E BENN PENCE TRACTS**

Tax Val: **\$221,500**

Zoning: **R**

Actual List Price

City Tax Pd To: **No City Taxes Paid**

Complex Name:

Deed Ref: **502/141**

OSN: **Canopy MLS**



General Information

Type: **Acreage**

Can Divide?:

\$/Acres: **\$1,204.29**

Levels:

School Information

Elem: **Unspecified**

Middle: **Unspecified**

High: **Unspecified**

Land Information

Apprx Acres: **88.60**

Acres Cleard: **9.00**

Acres Wood: **50.00**

Min SF to Bld: **0**

Prop Found:

Rd Frontage: **County Road**

Lot Desc:

Restrictions: **N/A**

Utility/Plan Information

Sewer: **Septic Needed**

Water: **Well Needed**

Dwellings: **No**

Beds Septic:

Additional Information

Prop Finance:

Ownership: **Seller owned for at least one year**

Spcl Cond: **None**

Rd Respons: **Publicly Maintained Road**

Lease Considered: **No**

Features

Waterbody Nm:

View: **Water**

Fixtures Exclsn: **No**

Exterior Cover:

Road Surface: **Paved**

Suitable Use: **Agricultural, Cattle, Farm, Gardening, Horses, Pasture/Grazing, Private Estate, Recreational/2nd House, Residential, Timber**

Lake/Wtr Amen: **Paddlesport Launch Site, Other - See Remarks**

Doors:

Basement Dtls:

Road Frontage: **County Road**

Patio/Porch:

Fire Sprinkler:

Association Information

Subject to HOA: **None**

Subj to CCRs: **No**

HOA Subj Dues:

Public Remarks

Online Auction Opportunity! LIST PRICE IS CURRENT HIGH BID PLUS BUYER'S PREMIUM. 88.6 Acres with Farmland and a Large Pond in Bennettsville, SC. Discover your private retreat with this serene 88.6 +/- acre property in rural Marlboro County, SC. The centerpiece is the stunning 28 +/- acre L.E. Pence Pond, offering breathtaking views and endless recreational possibilities. A large 9+ acre field provides space for farming or equestrian pursuits, while the remainder of the land is wooded, perfect for wildlife enthusiasts or outdoor recreation. This level and versatile property is ideal for a mini farm, private estate, or anyone seeking tranquility in nature. Online bidding is open now and will end 2/18/25 at 6pm ET. Don't miss this chance to own a slice of Southern paradise, BID YOUR PRICE NOW! SCAFL 4395

Agent Remarks

Auction information and video tour can be found at www.ready2bid.com. Your client must register and bid themselves. Brokers only need to complete "broker participation form" found under FAQ section of our website to "claim" your client. Listing firm is also the Auction firm. The Swicegood Group, Inc. SCAFL 4395.

Showing Instructions, Considerations, and Directions

From State Road 385/Gibson Street in Bennettsville, travel North and turn RIGHT onto Academy Road. Property is on the Left. See sign in open field.

List Agent/Office Information

DOM: **21**

CDOM: **21**

Expire Dt: **12/31/2025**

Mkt Dt: **01/22/2025**

DDP-End Dt:

Agent/Own: **No**

For Appt Call: **800-746-9464**

List Agreeemnt: **Exclusive Right To Sell**

List Agent: **[Kyle Swicegood \(62397\)](mailto:kyle@swicegood.com)**

Agent Phone: **[336-751-4444](tel:336-751-4444)**

List Office: **[The Swicegood Group Inc \(10160\)](http://www.swicegood.com)**

Office Phone: **[336-751-4444](tel:336-751-4444)**

Seller Name: **Dembosky**

Full Service: **Full Service**

Web URL: