



3 Bedroom

2½ Bath

1,649 Sq Ft

7181 Toogoodoo Road

Yonges Island, SC 29449

MLS# 15024405

\$815,000

The Toogoodoo Christmas Tree Farm has been a local family tradition for decades. The farm consist of approx 36 acres of fields, fenced pastures, and a pond. Approximately 20 of the acres are planted with trees. The current owners operate the tree farm as a part time business, but there is tremendous potential for year around nursery sales and expanding the Christmas business. An owner could also create a country retreat with dove and deer hunting. The property comes complete with all the equipment and tractors. The adjoining 9.76 acres features a 3 bedroom, 2.1 bath house, barn/workshop, pond, and fenced pastures.

Please don't miss this Lowcountry Gem.

- ❖ All tractors and equipment are included.
- ❖ The farm opens the day after Thanksgiving.
- ❖ *Sale consists of two parcels:*

TMS # 164-00-00-352 which is the house and 9.76 acres

TMS # 164-00-00-291 which is the Christmas Tree farm consisting of 36.34 acres.

Come to the Toogoodoo Barn Bash Dec 5th from 1:30 to 4 to experience the farm for yourself.

Frank Thornhill

Realtor®

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PLACES

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