

Own a Piece of Lowcountry Christmas Tradition



36.4 Acres
MLS# 1323378
\$498,000

*7255 Toogoodoo Rd
Hollywood, SC*

Discover the magic of owning your own working Christmas tree farm. The Toogoodoo Christmas Tree Farm has been helping to make family memories for decades. The farm has been featured in numerous publications including ***Southern Living*** and ***Charleston Magazine***. The farm consists of 36.34 acres with approx 20 acres planted with trees, approx 4 acres in fenced pastures and the remainder in woods, open fields, and a pond. The property comes completely turn-key with a 2013 diesel Kabota zero turn mower, a 2102 Kabota tractor with front loader and belly mower, a Kiota tractor with front loader, a Ford tractor, and miscellaneous bushhogs, sprayers, trimmers, etc. In addition, there is a tractor shed with storage, a storage container, and a small shop/store. Toogoodoo is also apparently the largest working Christmas tree farm in SC and has the potential to earn \$60,000-\$80,000 per year in tree and nursery sales. The house, barn, and adjoining nine acres with additional fencing can also be purchased to complete the property.

It's all about tradition..."you may leave with a tree tied to your car, but the real product harvested here is holiday magic. It's part of the Toogoodoo experience. People make a whole day of it. They appreciate the noncommercial atmosphere. Here they can take a break from the hustle and bustle, enjoy the outdoors, and remember what the season is all about." - ***Southern Living***

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