

Sinclair Farms
2083 Rocks Spring Road
Varnville, SC 29944

\$959,000
108± Acres
Hampton County



TRUE SOUTH



Sinclair Farms
Varnville, SC / Hampton County

SUMMARY

Address

2083 Rocks Spring Road

City, State Zip

Varnville, SC 29944

County

Hampton County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Horse Property, Timberland

Latitude / Longitude

32.791173 / -81.093664

Acreage

108

Price

\$959,000

Property Website

<https://truesouthland.com/property/sinclair-farms/hampton/south-carolina/100246/>



Sinclair Farms Varnville, SC / Hampton County

PROPERTY DESCRIPTION

Sinclair Farm offers a rare opportunity to own a piece of classic Lowcountry countryside. Situated on 108 ± acres, the property has been cherished by the same family for generations and features a charming farmhouse originally built circa 1927, blending historic character with thoughtful updates including a new roof installed in 2025.

Approximately 31 ± acres of tillable farmland are divided into two productive fields - one located at the front of the property and another toward the rear - offering excellent potential for continued farming, leasing, or wildlife food plots. The remaining acreage consists of mature planted loblolly pines, along with an additional stand of young ±4-year-old loblolly, providing both future timber value and excellent wildlife habitat. The layout of the mature pines would lend itself well to the creation of two quail courses with minimal effort, making this property especially appealing for sporting or recreational use.

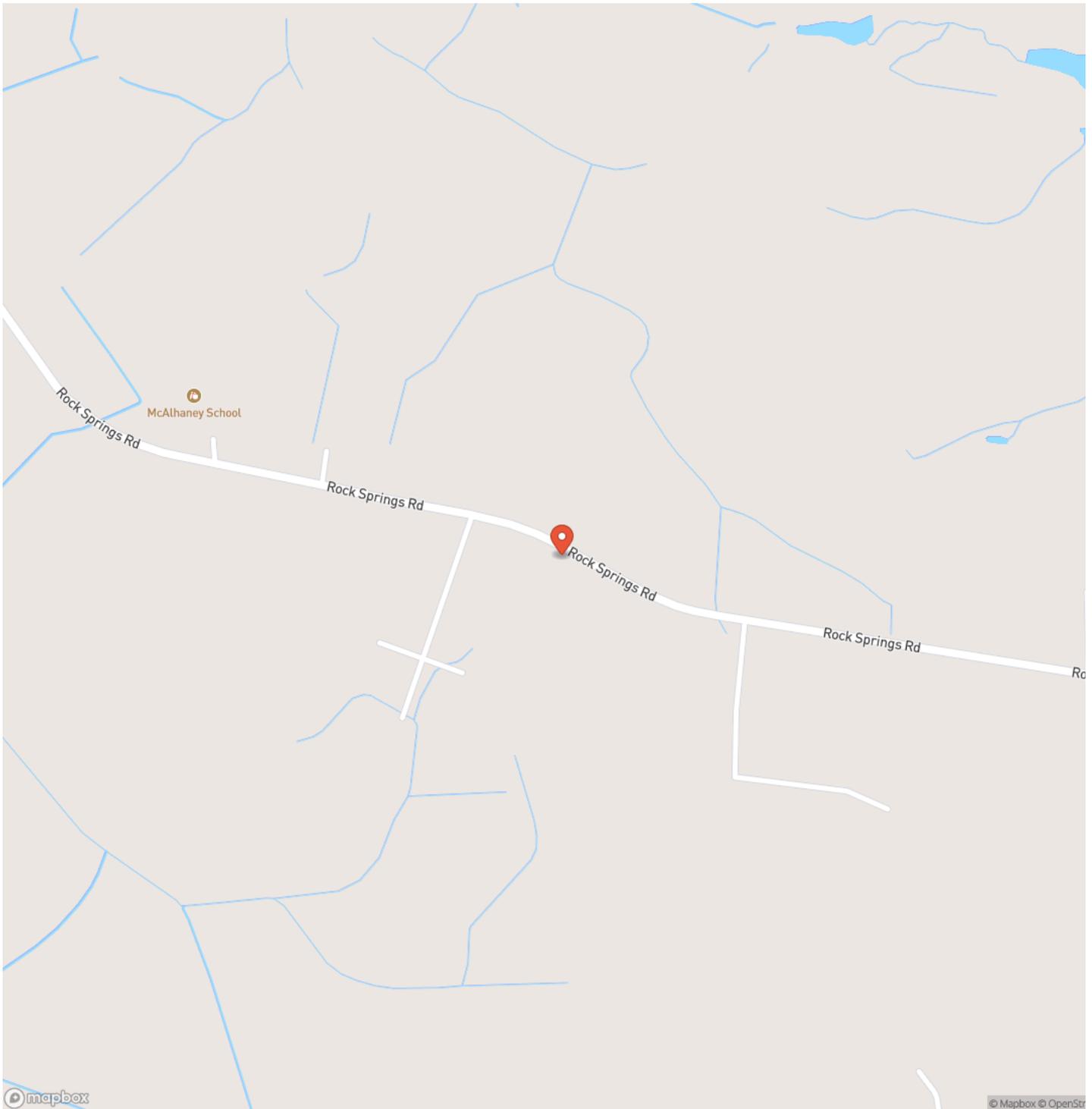
The 2 bedroom, 1 bathroom home sits in a picturesque setting surrounded by mature trees and traditional farm structures that reflect the property's long agricultural history. Nearby, the farm's barns rest beneath the shade of century-old pecan trees and camellias, creating a timeless Southern landscape that feels both peaceful and authentic.

With its combination of historic charm, productive farmland, valuable timber stands, and exceptional wildlife potential, this property represents the kind of legacy farm that rarely comes available.

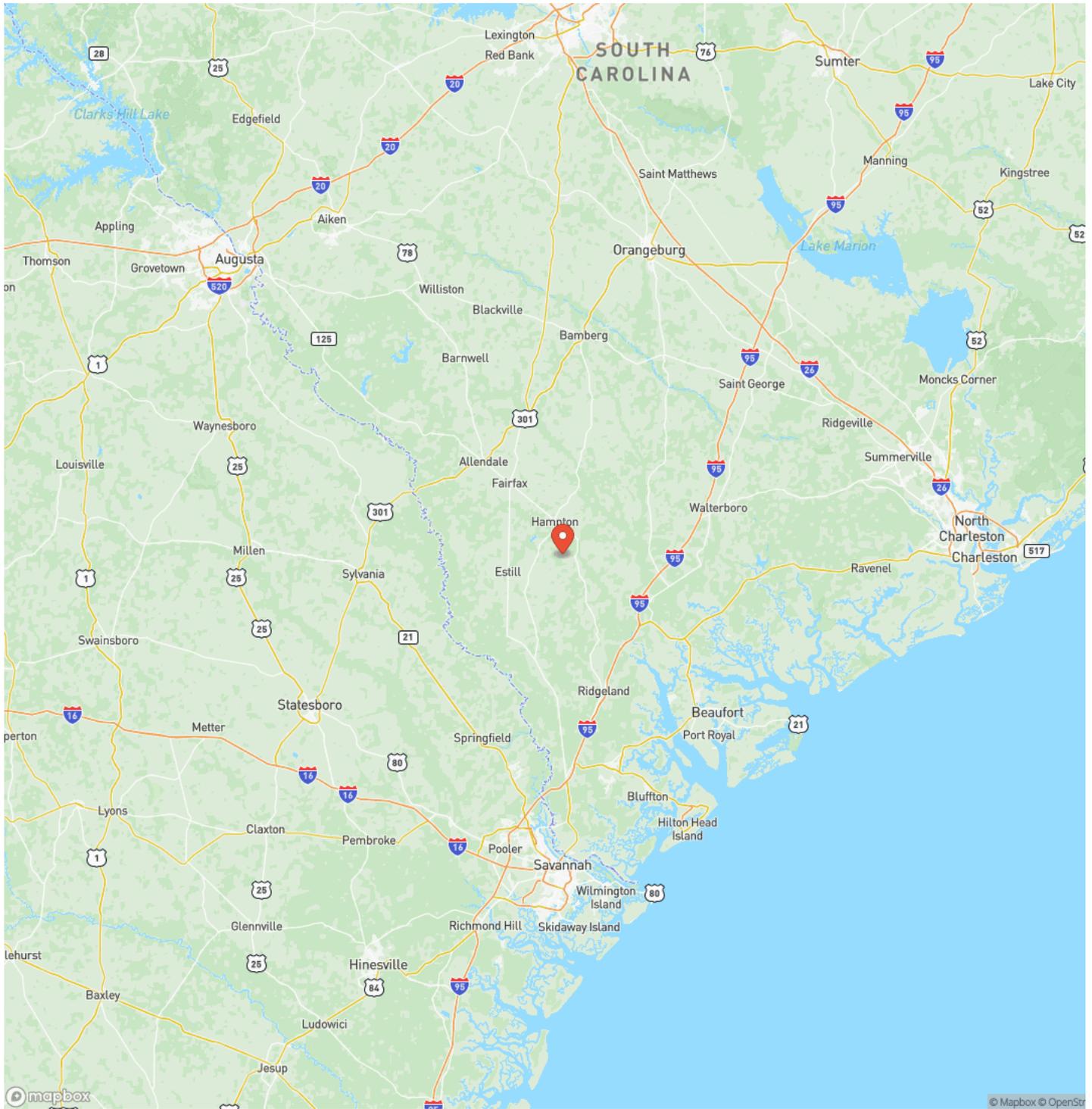
Sinclair Farms
Varnville, SC / Hampton County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

True South Properties
11077 N Jacob Smart Blvd
Ridgeland, SC 29936
(803) 942-2394
<https://truesouthland.com/>

