



SATCHER BRANCH

EDGEFIELD COUNTY, SC

146.9 +/- ACRES

\$450,000



PROPERTY DESCRIPTION

The Satcher Branch tract is located along Franklin Rd in Johnston, SC, only 16 miles from Aiken and 30 miles from North Augusta, South Carolina. The property offering boasts over 1,700 feet of county-paved road frontage on both sides of Franklin Rd, allowing for ease of access at multiple locations.

The landscape of the property is as follows:

- 16.49 +/- AC Merchantable Pine Plantation
- 16.13 +/- AC Coastal Bermuda Hay Field
- 60 +/- AC Pre Merchantable Pine Plantation
- 48.63 +/- AC Natural Hardwood Timberland
- 5.65 +/- AC Established Home Site

The property offering boasts a gently rolling topography that is well stocked with pre-merchantable pine and merchantable pine that gives way to a picturesque coastal Bermuda hay field. Satcher Branch runs along the north end of the property, navigating itself through the natural hardwood timberland, adding excellent habitat diversity and an annual water source for wild turkey and deer.

The possibilities are endless on Satcher Branch. The coastal bermuda hay field has many potential uses. It is an ideal location for your own private dove field or could even be converted into pastureland for cattle or equestrian purposes. This property offering is well suited for a multitude of applications, such as a timberland investment, outdoor recreational tract, and even a permanent residence.

In addition, the property offering includes a well-appointed ranch-style brick home. The residence contains 1,642 square feet with 3 full bedrooms and 2 full bathrooms. The home is nestled along Hall Lane on approximately 5.65 +/- AC.

PROPERTY FEATURES:

- Merchantable Timber
- County Paved Road Frontage
- Creek Frontage
- Ranch Style Brick House

DIRECTIONS:

From Johnston head SE on SC-121 for 1.3 miles, then turn left onto SC-91 S. Continue for 4.6 miles then turn left onto Franklin Road. Continue on Franklin Road for 1 mile and the property is on both sides of the road.

CONTACT

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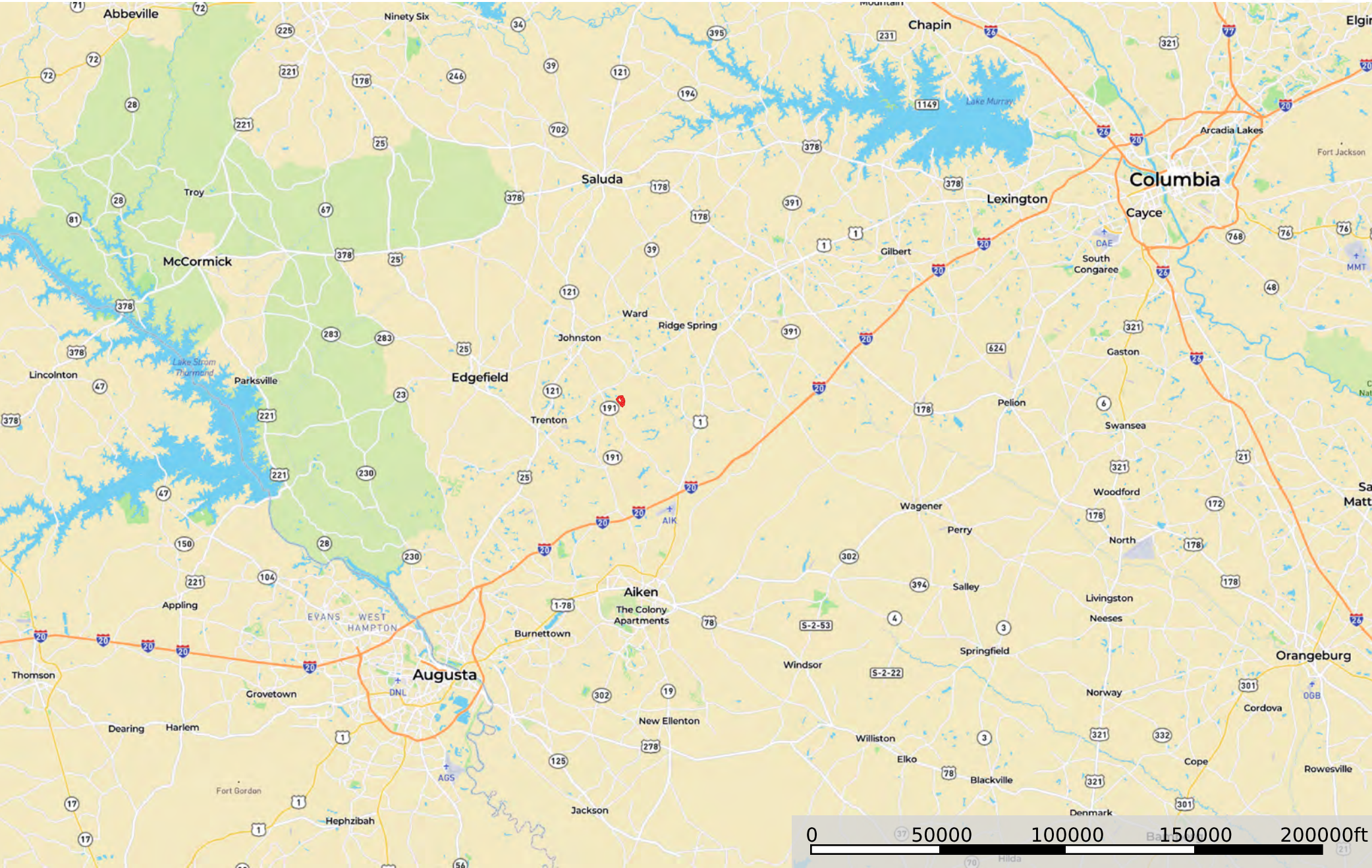
 Boundary

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