

KEADLE BRIDGE

AIKEN COUNTY, SC
410 +/- ACRES
\$1,312,000



PROPERTY DESCRIPTION

This 410-acre tract on Windsor Road offers a rare opportunity for hardwood timber investment in South Carolina. This property is ideally situated near Aiken, Columbia, and Augusta.

Of the total acreage, 360 acres were clear-cut in 1993 and are now in their 33rd growing season of natural hardwood and pine regeneration. The property boasts a Site Index of 90, supporting the full range of Black River species. The maturing forest includes all product classes, from pulpwood to saw logs. Within the next decade, most species are projected to reach high-value saw log status, presenting a strong long-term return on investment.

The property features over a mile of frontage along the South Edisto River, accessible by established ATV trails or via a nearby county boat ramp. In addition to its investment potential, the area is renowned for excellent bream fishing, known for the quality and quantity.

Whether you're looking for a solid timber investment, a recreational retreat, or both, this tract offers a compelling combination of natural resources, recreational appeal, and strategic location.

PROPERTY FEATURES:

- County Road Frontage
- Maintained Logging Road & ATV Trails
- 2 Sandy Islands in the Middle of the Property
- Close Proximity to Aiken, Columbia, & Augusta

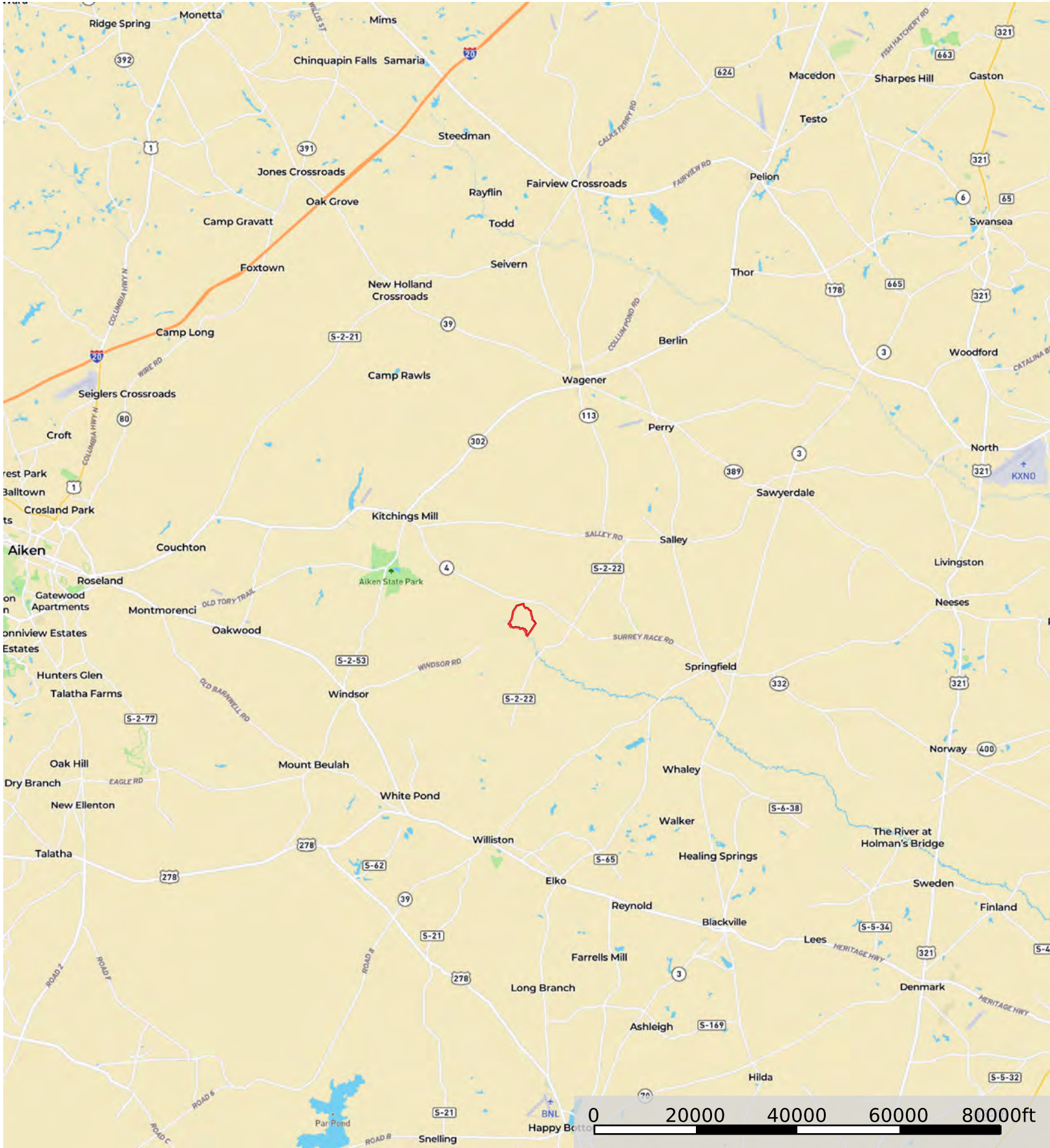
DIRECTIONS:


From the intersection of SC 3 and Windsor Road (SC 212), travel south on Windsor Road for ½ a mile. The main gate will be on the left.

CONTACT

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 Boundary

Disclaimer: All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.

Keadle Bridge
Aiken County, South Carolina, 410 AC +/-




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Todd Crosby
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Haiseal Timber, Inc.

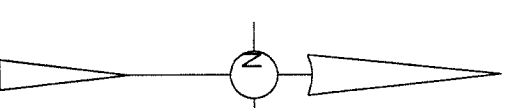
Aiken County TMS 267-00-02-003





SC # 3(Williams Tract)

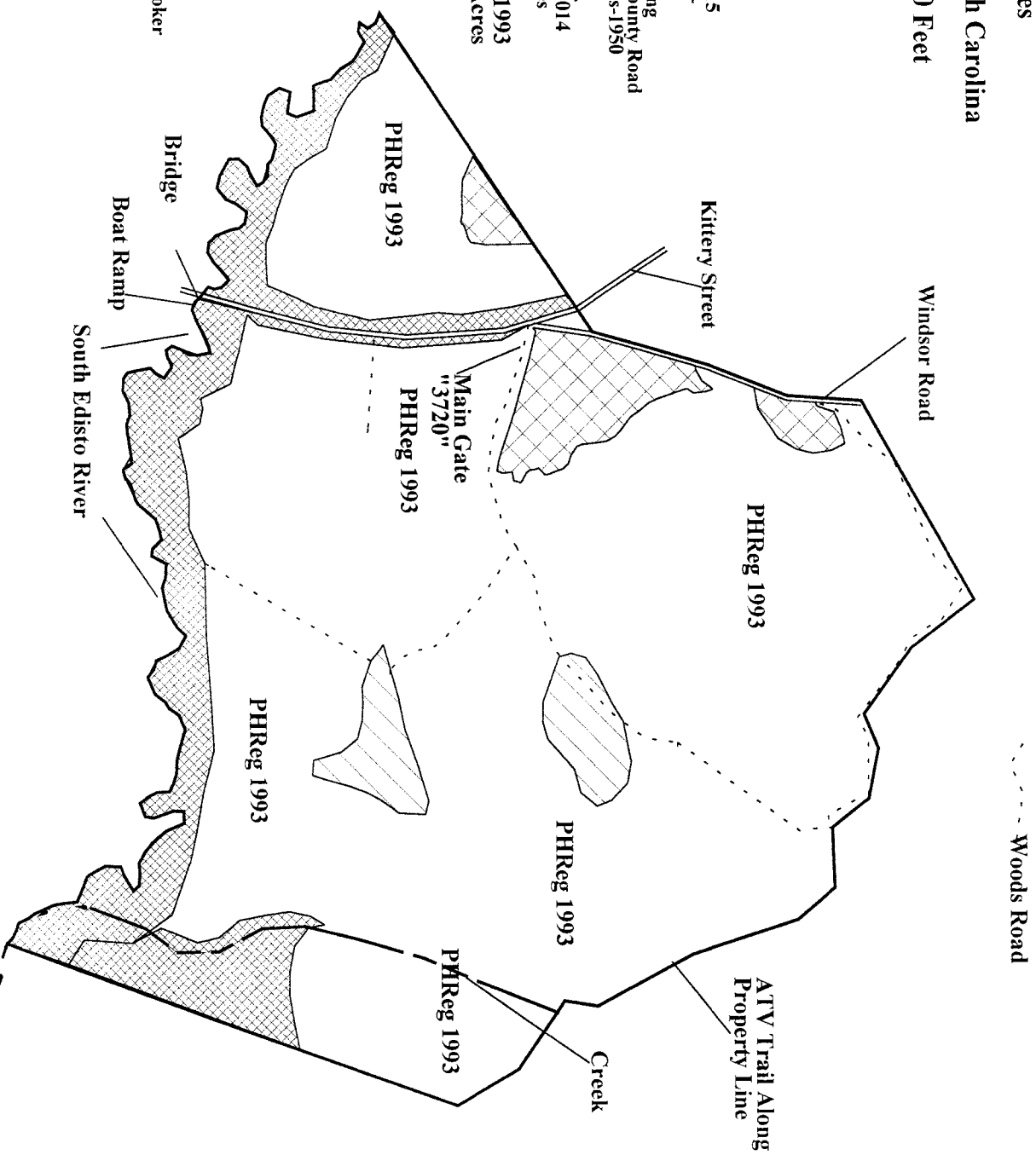
470+/- Acres

Aiken County, South Carolina

One Inch = 990 Feet



-  Planted 2015
14 Acres +/-
-  Buffer Along
River & County Road
62 +/- Acres-1950
-  Pine REG.
Clearcut 2014
20 +/- Acres
-  PHReg-1993
360 +/- Acres



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Crosby Land Company Broker
Augusta, Georgia
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May 2025