



# GRIST BRANCH

## YORK COUNTY, SC

87.61 +/- ACRES

\$1,095,125



### PROPERTY DESCRIPTION

Located 5 miles from downtown York, this 87.61± acre property offers a nice balance of open land, mature timber, and a spring-fed creek. With approximately 360± feet of frontage on Wood Road, the tract is easily accessible and well-suited for recreation, rural living, or future development.

The front of the property features an 8±-acre field that sets up well for a primary homesite or a small pasture. A high-tension utility easement crosses the rear of this area, creating extra open ground and long views. Beyond the field, the tract transitions into roughly 75± acres of mature natural pine and hardwood, with sloping terrain that makes it easy to navigate and manage.

An internal road system runs throughout the property, tying together four established wildlife openings and multiple shooting lanes. Along the back boundary, a strong, spring-fed creek provides year-round water and a nice hardwood edge, adding both wildlife value and visual appeal. With virtually no wetlands, the majority of the acreage is usable and flexible for a variety of uses. For sportsmen, the combination of open fields, timber, and water creates dependable habitat for whitetail and wild turkey. For buyers thinking longer term, the mix of road frontage, open acreage, and gentle topography makes this a solid candidate for a rural subdivision, with several areas that could serve as future homesites.

Whether you're looking for a private hunting tract, a place to build in the country, a timber and land investment, or a property with development upside, this offering checks a lot of boxes in a convenient and growing area of York County.

### PROPERTY FEATURES:

- Ideal Multi-Use Property
- 5 miles Outside of Downtown York
- 360 Feet of Frontage on Wood Road
- Minimal Wetlands & Gently Sloping Topography
- Balanced Mix of Open Land, Mature Timber & Spring-Fed Creek
- Established Internal Road System with Multiple Wildlife Openings & Shooting Lanes

### DIRECTIONS:

From I-77 take exit 73 and turn left onto S. Heckle Boulevard (SC-5) and follow it for 3.6 miles. Turn right onto N. Shiloh Road and stay on it for about 11 miles. Next, turn left onto Charlotte Highway (SC-49) and continue for 2.7 miles. Turn right onto E. Old Limestone Road and travel 0.2 miles, then turn right onto Wood Road. The property will be on your left in about 1 mile.

### CONTACT

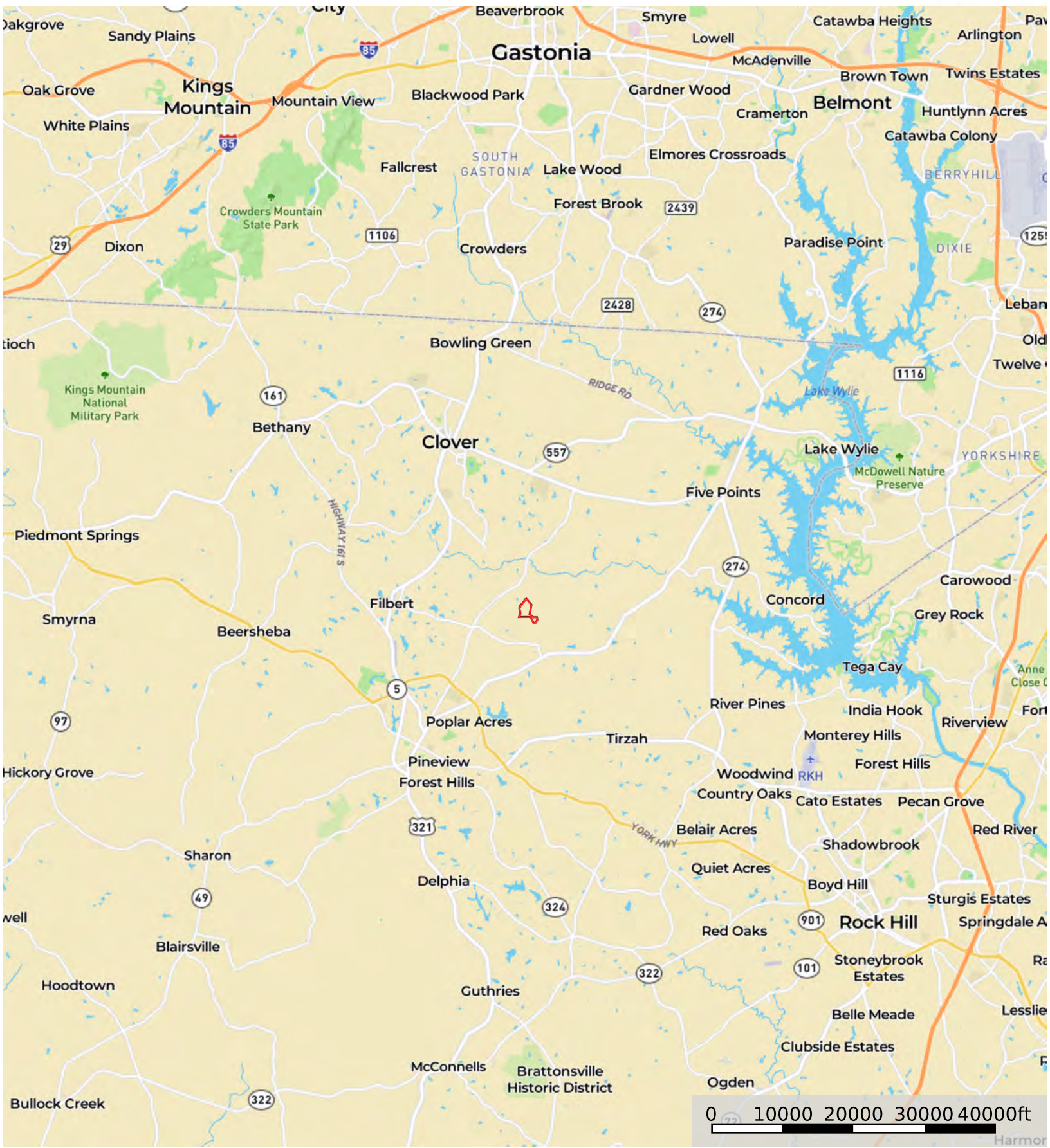
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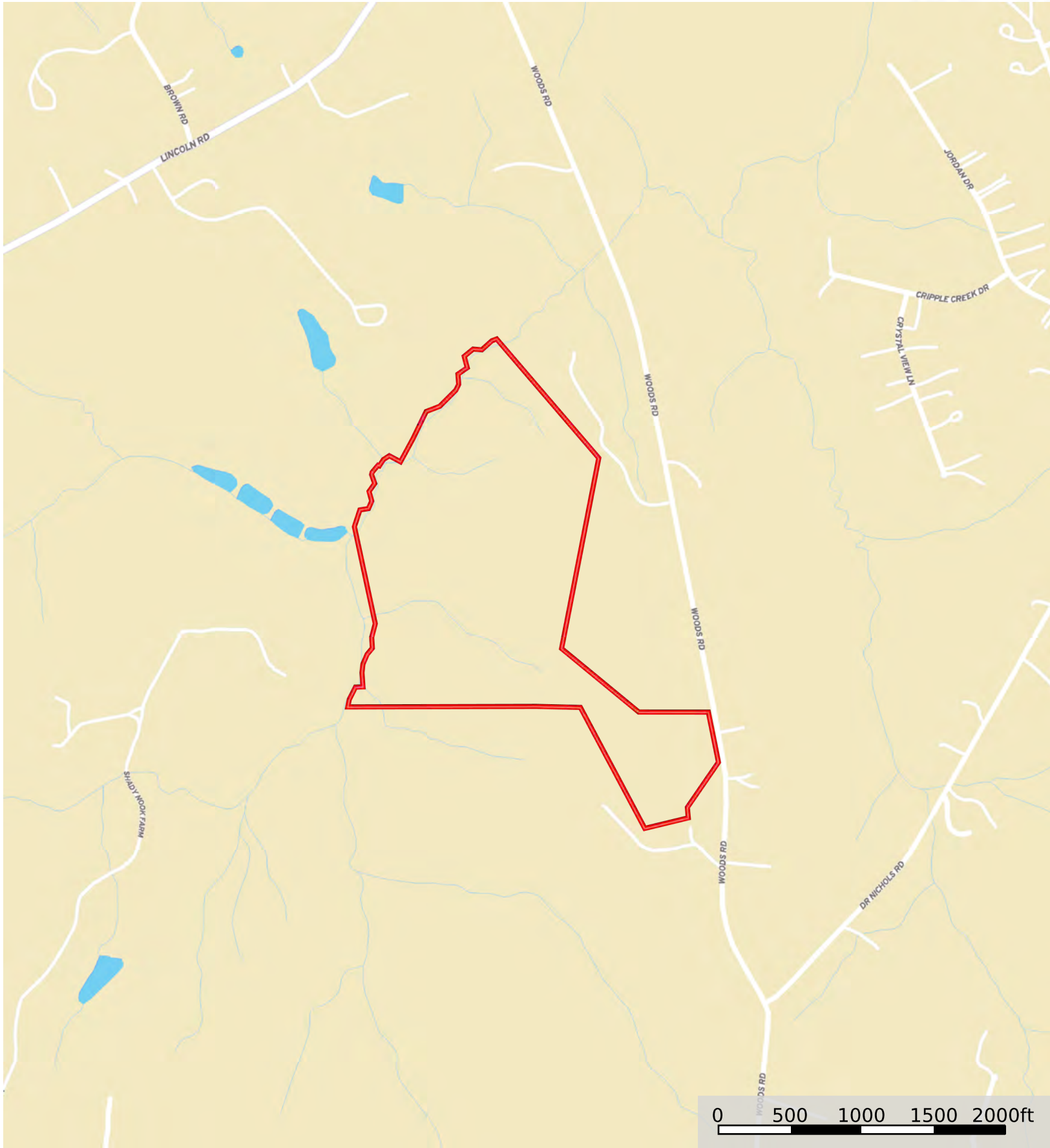





 Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

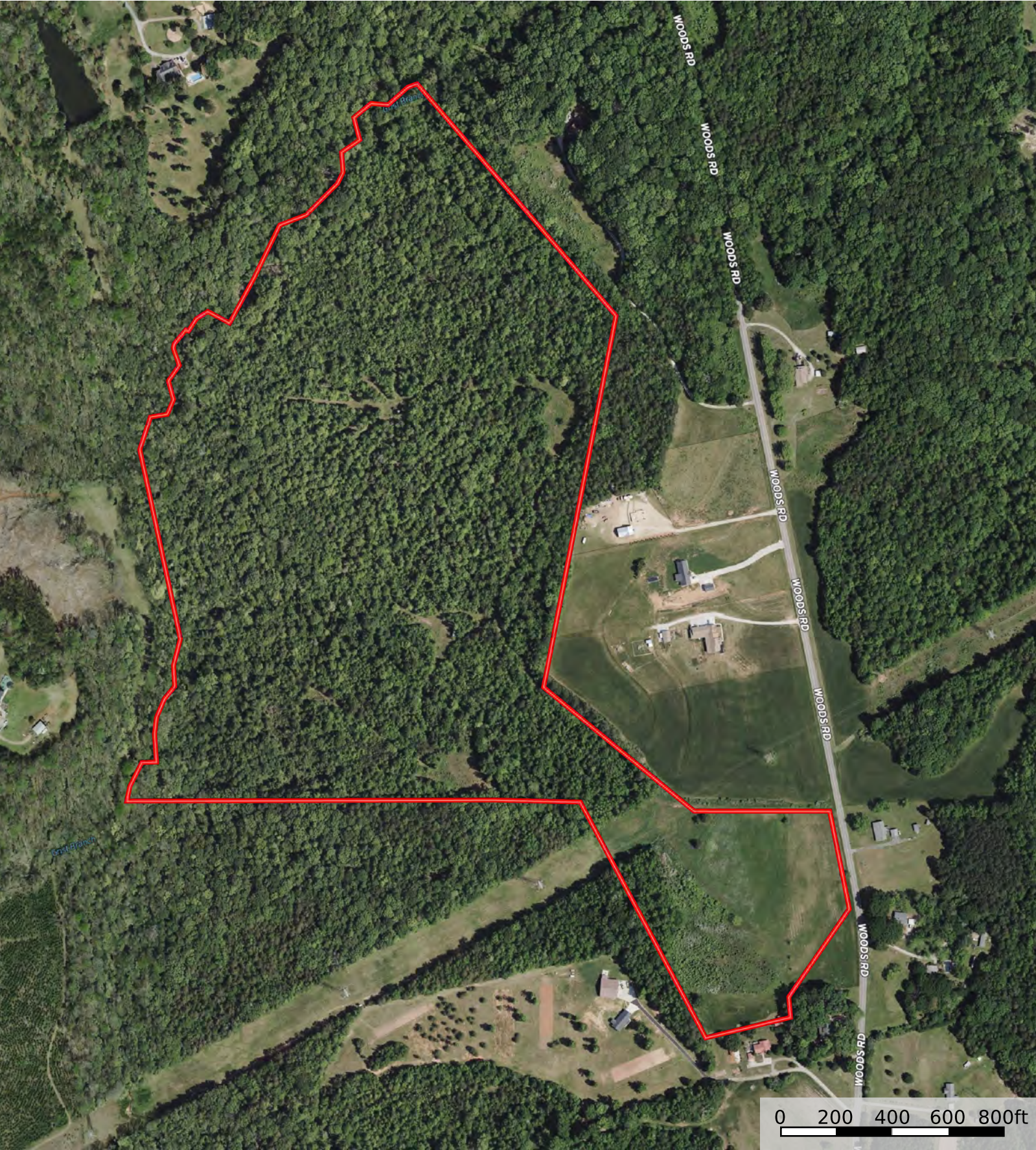





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