



SPEIGNER ROAD

SALUDA COUNTY, SC

49.8 +/- ACRES

\$169,320



PROPERTY DESCRIPTION

Located less than 7 miles outside of Ridge Spring, this 49.8-acre tract offers a blend of privacy, recreation, and potential for future homesites in the quiet countryside of Saluda County.

The property features over 1,700 feet of paved frontage along Speigner Road, providing convenient access and multiple potential entry points. The land is comprised of a mixed stand of natural pine and hardwood, creating excellent habitat for wildlife. A wet-weather creek defines the western boundary, while two small seasonal ponds lie along the eastern edge, adding to the landscape's diversity. With virtually no wetlands, the majority of this property is usable ground, ideal for recreation, timber management, or a future private estate.

Deer are abundant, making this a strong candidate for a small hunting retreat. The gently sloping topography also allows for multiple potential homesites or a family compound. Whether you're seeking a recreational escape, investment property, or rural homesite, this tract offers a well-rounded opportunity in a desirable area of the South Carolina Midlands

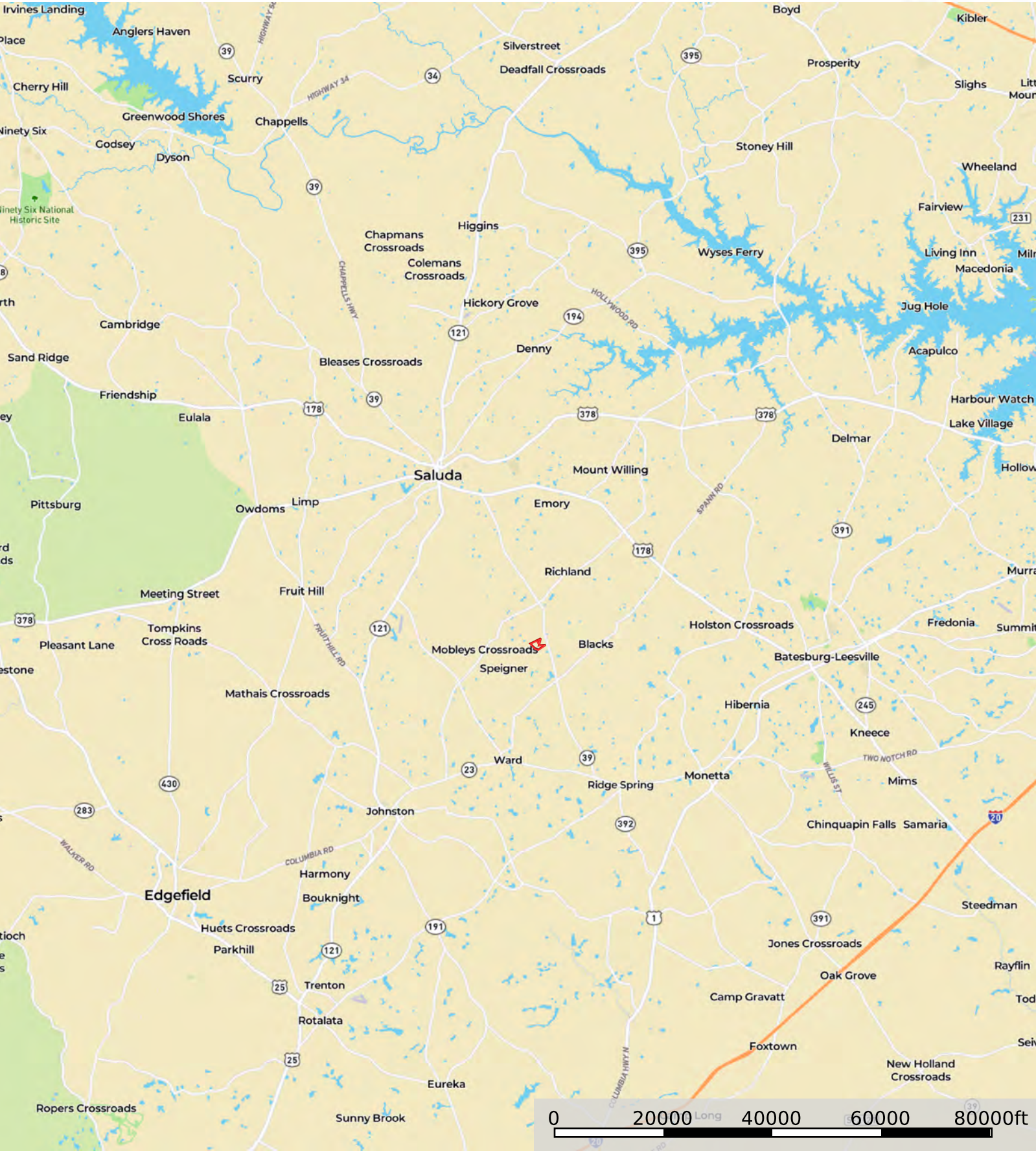
PROPERTY FEATURES:

- No Wetlands Present
- Mixed Natural Pine & Hardwood
- Wet Weather Creek & Seasonal Ponds
- Over 1700 Feet of Paved Road Frontage

DIRECTIONS:

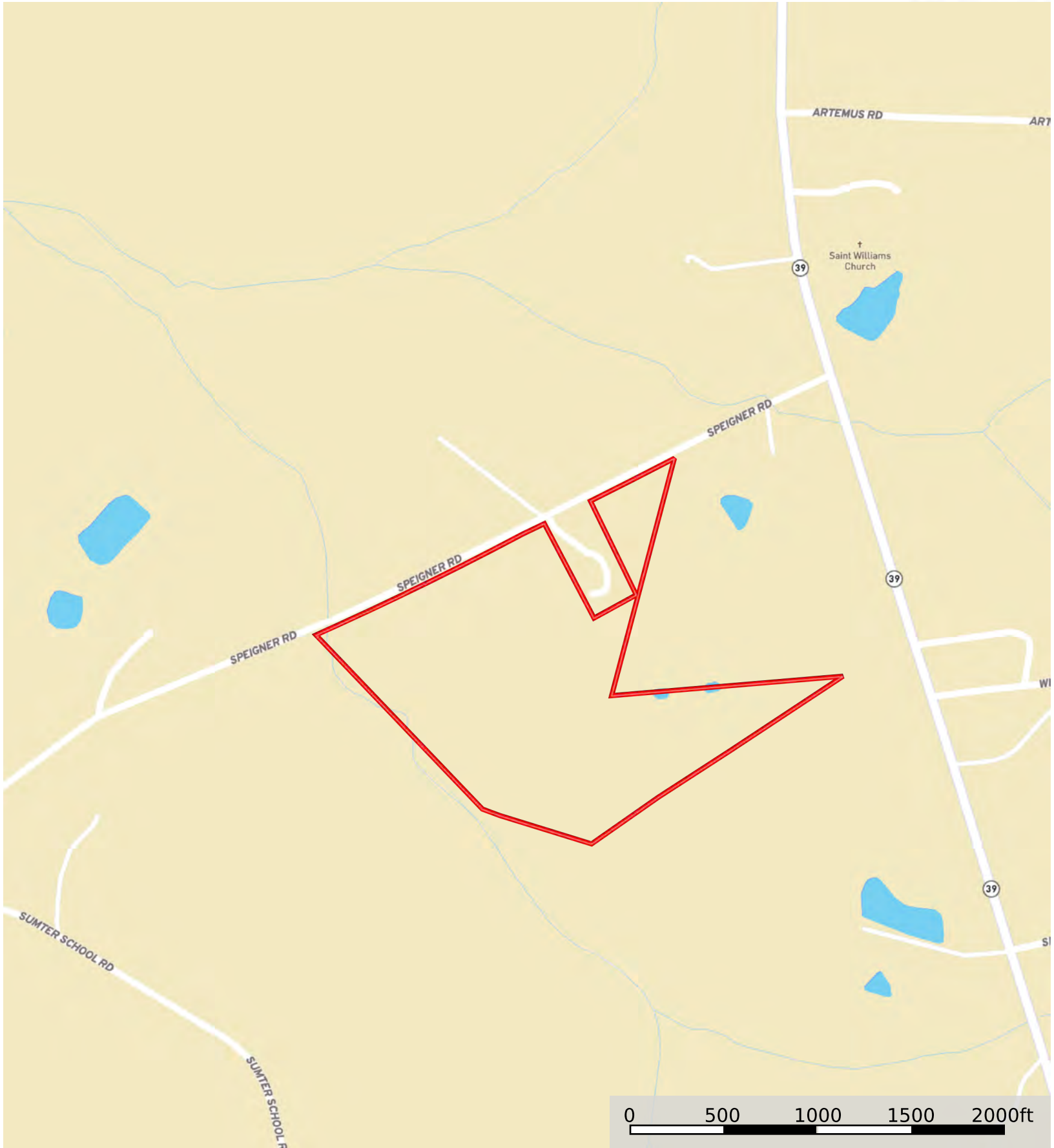
From I-20, take Exit 33 for SC-39 (Ridge Spring / Monetta). Head north on SC-39 toward Ridge Spring for approximately 3.8 miles until you reach downtown Ridge Spring. In town, turn left onto SC-23 West (Columbia Highway) toward Ward and continue for about 3.7 miles. Then turn right onto Speigner Road. The property will be about 1.2 miles down on your right after you cross a short bridge.

CONTACT
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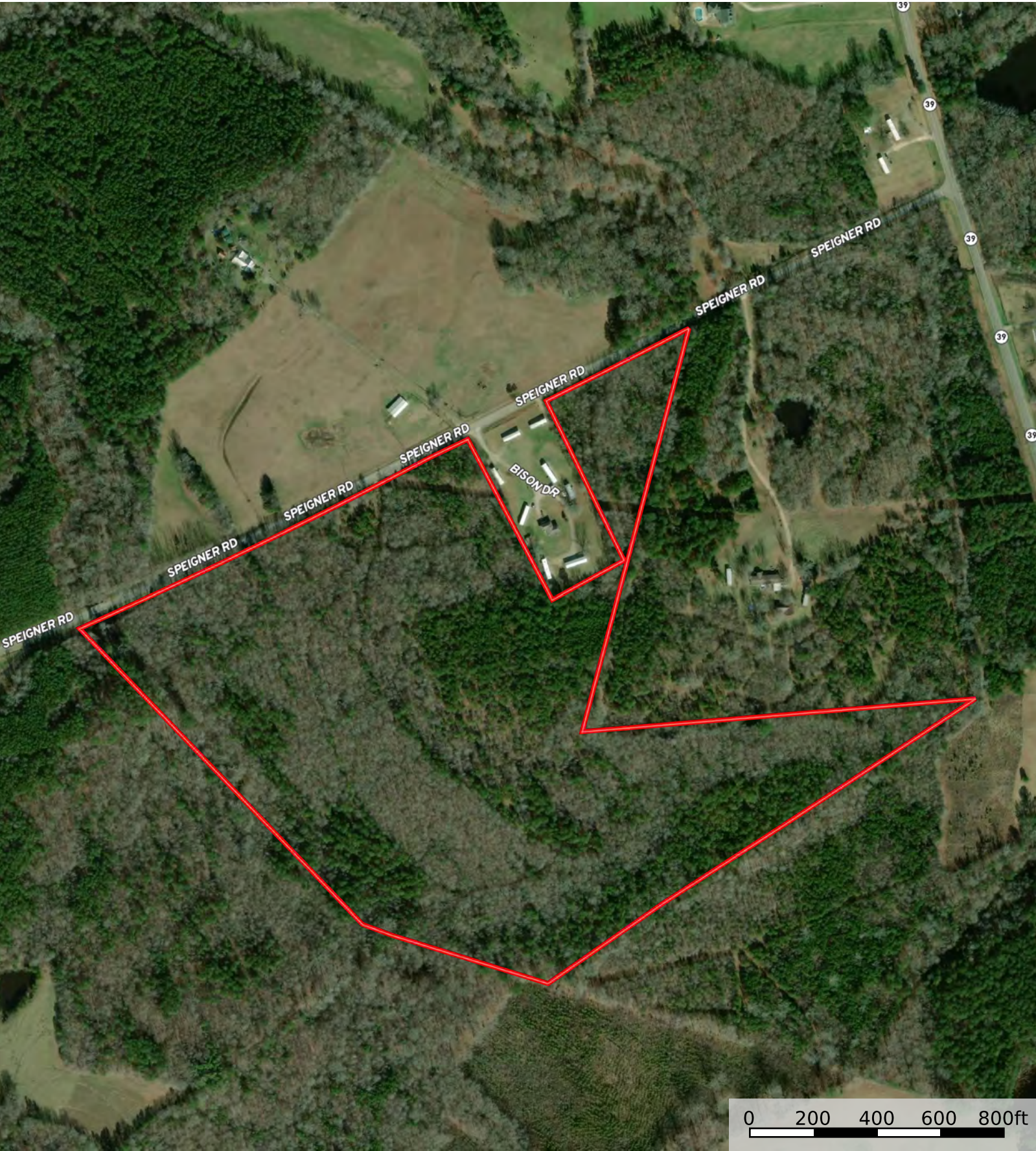
 Boundary

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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