

### PROPERTY DESCRIPTION

The 99 Road Tract East property offering is conveniently located 47 miles NW of Columbia, SC, and within an hour and a half drive of Rock Hill, Spartanburg, and Greenville, SC. This portion of the 99 Road Tract consists of 130 +/- acres of natural pine regeneration, with McClures Creek meandering through the east side of the property providing immense habitat diversity. The tract has two access points from the highway and an established interior road system that grants access to the entire property. This is an ideal recreational property that could easily serve as a permanent residential home site. The rolling topography and elevation changes provide picturesque views overlooking the hardwood bottoms.

### **PROPERTY FEATURES:**

- 1,035 Feet of Creek Frontage
- Interior Road System
- 2,895 Feet of Paved Road Frontage
- Gated Entrance
- Electrical Service Onsite

## **DIRECTIONS:**

Take Janice Glymph Goree Boulevard for 3.7 miles, then turn right onto SC-215-S. Continue for 2.8 miles and take a right on 99 Road. After 3 miles you have arrived at the property.

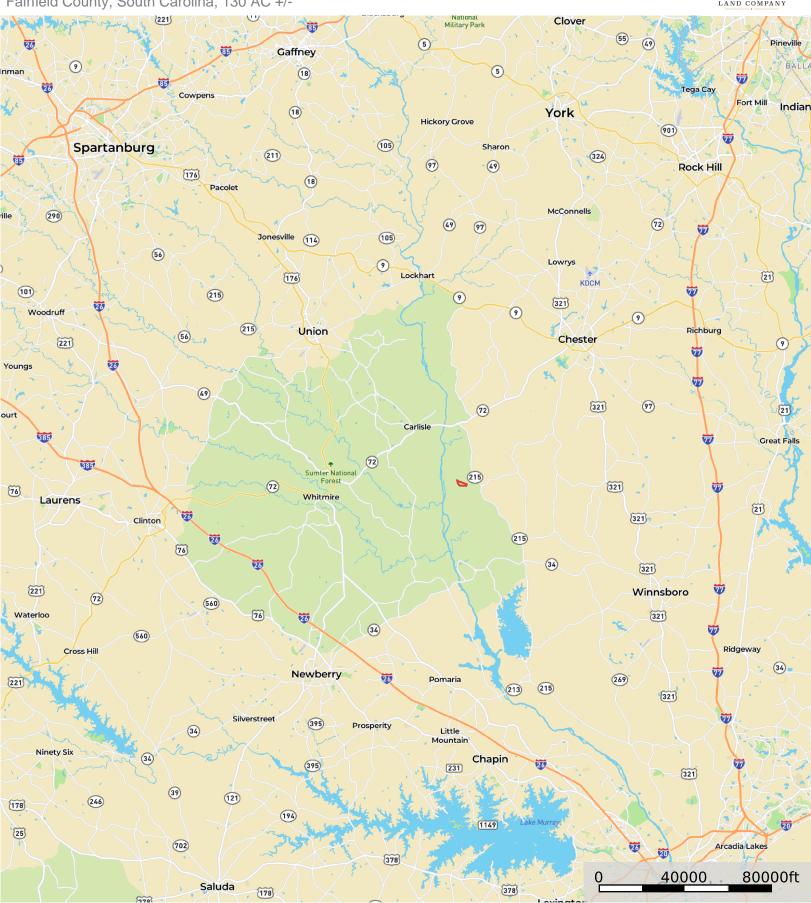
## CONTACT

Todd Crosby BIC, ALC
O: 843.782.5700 - M: 843.909.0159
Email: toddcrosby@crosbylandco.com
www.CrosbyLandCo.com

### 99 Road Tract 2

Fairfield County, South Carolina, 130 AC +/-

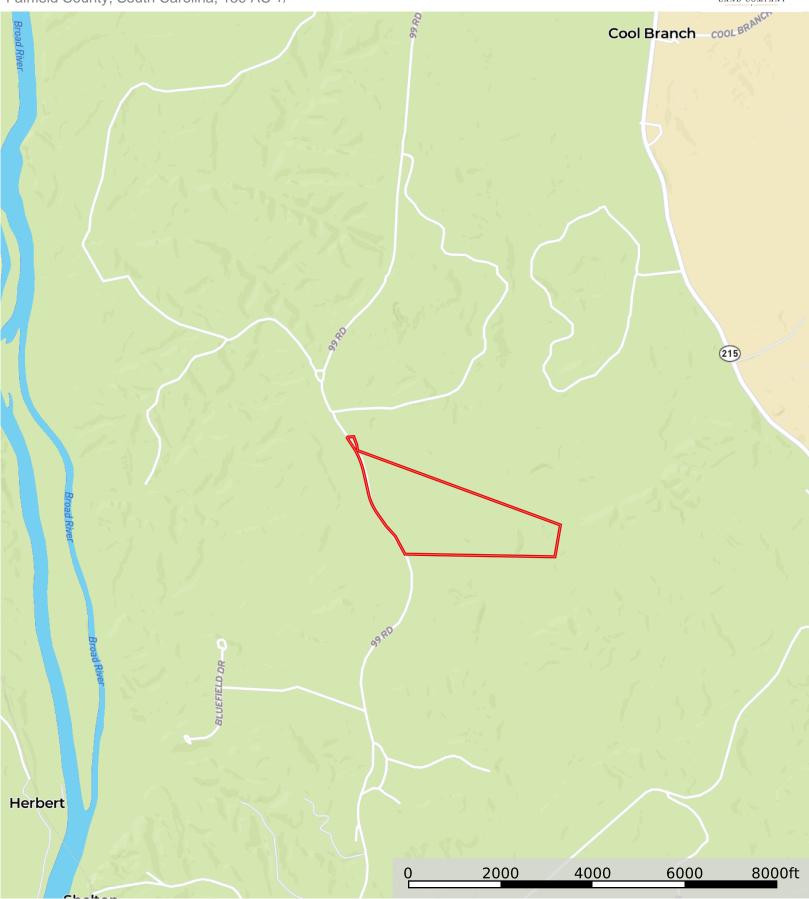




Boundary

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.







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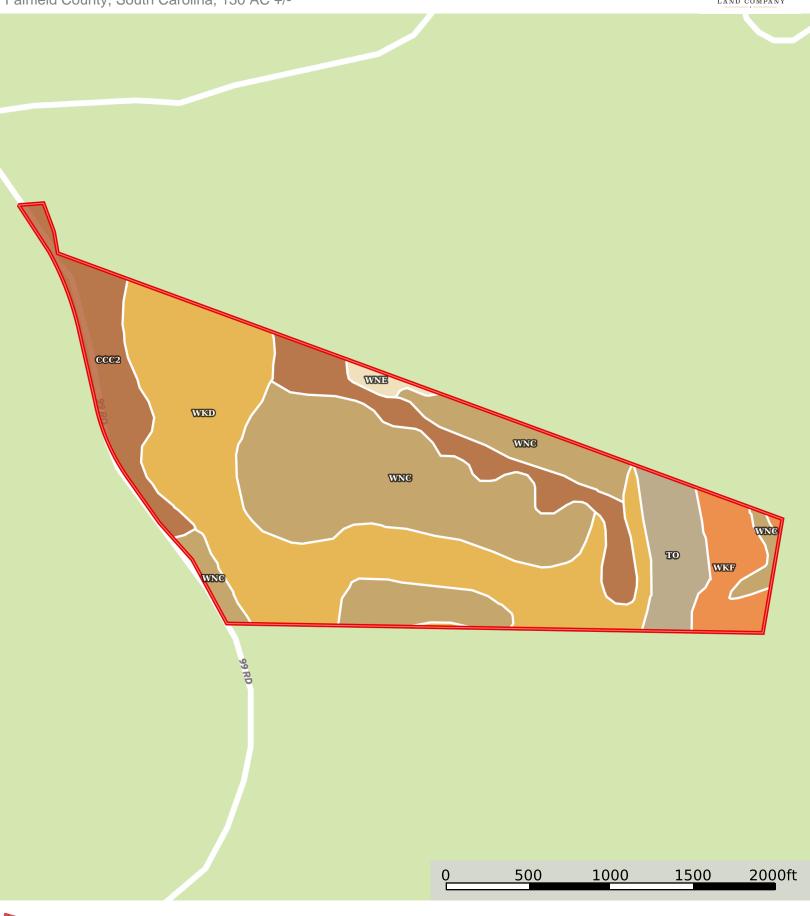






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# | Boundary 127.89 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
WkD	Wilkes sandy loam, 6 to 15 percent slopes	46.3	36.2	0	45	6e
WnC	Winnsboro sandy loam, 6 to 10 percent slopes	45.31	35.43	0	70	3e
CcC2	Cataula sandy clay loam, 6 to 10 percent slopes, eroded	21.27	16.63	0	56	6e
То	Toccoa loam	7.25	5.67	0	64	2w
WkF	Wilkes sandy loam, 15 to 40 percent slopes	6.58	5.14	0	11	7e
WnE	Winnsboro sandy loam, 10 to 25 percent slopes	1.18	0.92	0	62	6e
TOTALS		127.8 9(*)	100%	-	55.17	4.76

<sup>(\*)</sup> Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.