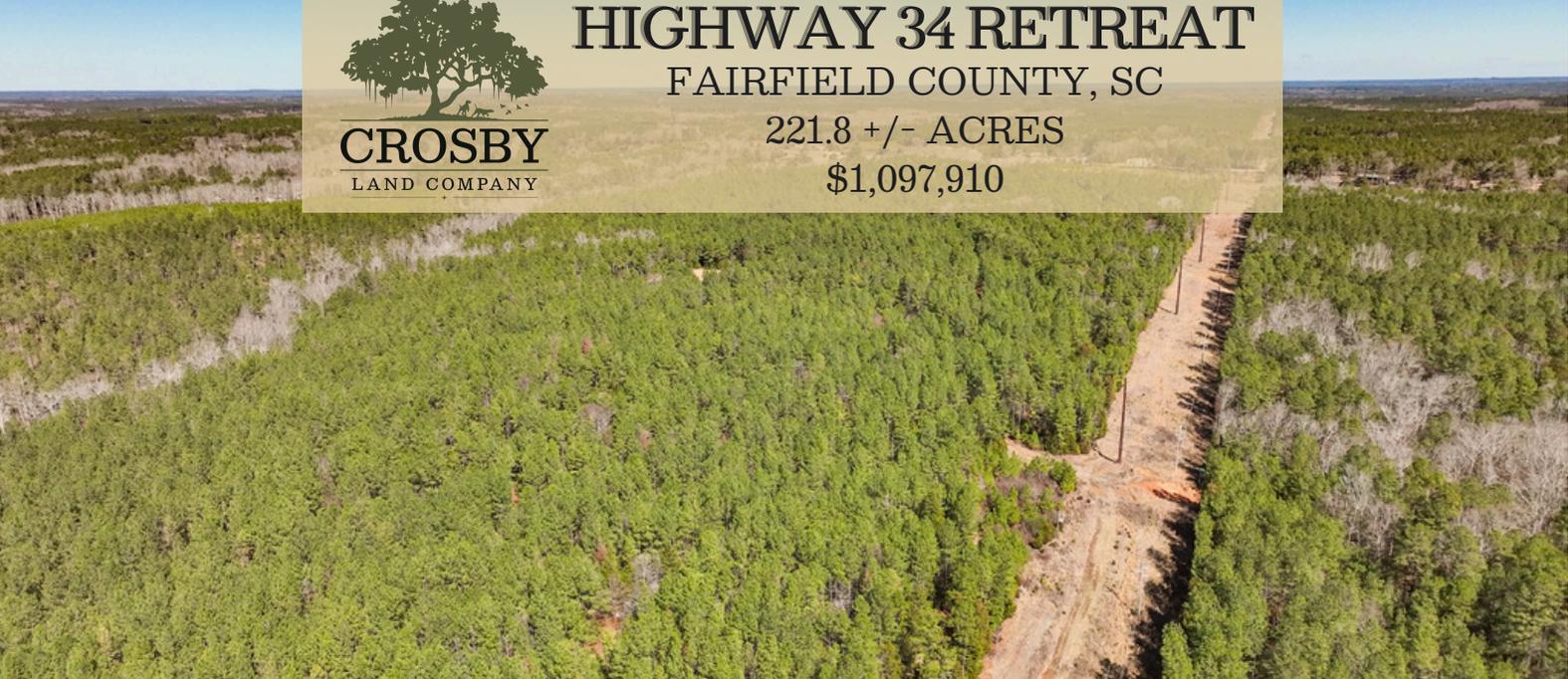


HIGHWAY 34 RETREAT

FAIRFIELD COUNTY, SC

221.8 +/- ACRES

\$1,097,910



PROPERTY DESCRIPTION

This exceptional 221.8-acre tract in Fairfield County offers a rare combination of productive timber, outstanding hunting, and scenic natural features, conveniently located just outside Winnsboro. The well-maintained property is protected by a Conservation Easement with the Congaree Land Trust and is accessible from both Highway 34 and Adger Road, with Adger Road providing the primary access and showcasing classic South Carolina rolling hills and long internal views.

The land features a diverse and well-balanced timber profile, including 24 acres of 8-year-old loblolly pine plantation, 101 acres of pine (76 acres ready for second thinning), 23 acres of pine/hardwood, 25 acres of mature loblolly, and 4 acres of newly established pine plantation. Scenic upland pine hardwoods and hardwood drains total 56 acres and wind throughout the property, enhancing wildlife habitat and visual appeal.

Five acres of established game plots make this a turnkey hunting and recreational tract, complemented by clear, attractive streams that provide natural beauty and reliable wildlife water sources. A 6-acre transmission line bisects the property, creating long-range views and additional access corridors that further enhance hunting opportunities.

Whether for timber investment, hunting, or a versatile rural retreat, this Fairfield County property checks all the boxes.

PROPERTY FEATURES:

- Multiple Established Game Plots
- Rolling Hills with Long Scenic Views
- Convenient Access From Adger Road
- Beautiful Streams & Hardwood Drains
- Transmission Line Provides Visibility & Access
- Excellent hunting, Recreation, & Timber Investment Potential

CONTACT

Jeff Brown, SCRF

C: 803-513-3340

Email: jeff@forestresourcepro.com

www.CrosbyLandCo.com