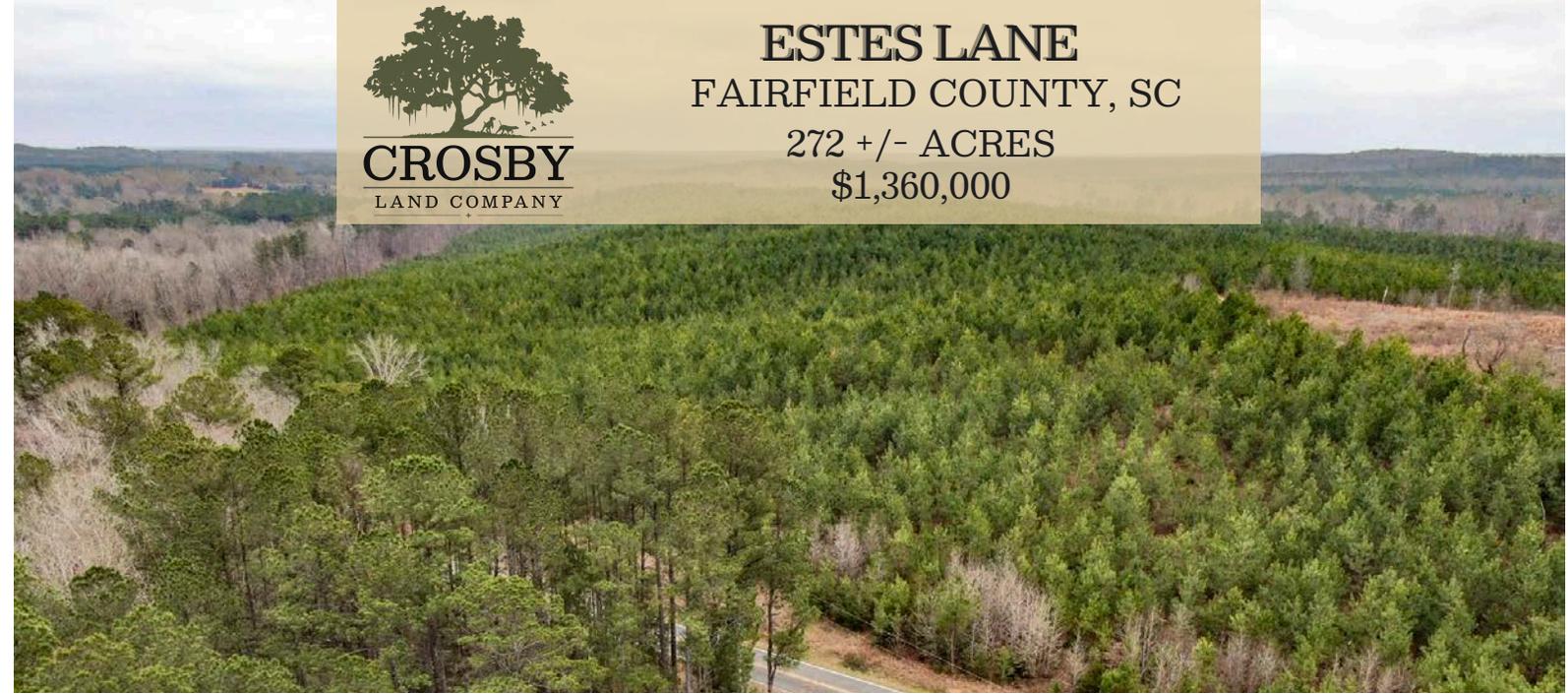


ESTES LANE

FAIRFIELD COUNTY, SC

272 +/- ACRES
\$1,360,000



PROPERTY DESCRIPTION

Discover the perfect blend of investment potential and outdoor paradise with this 272 +/- acre tract. Whether you're looking for a private homesite, hunting retreat, weekend cabin escape, or long term timber investment, this property checks every box.

The land feature 13-year-old planted pines, offering excellent future income potential through timber harvesting while providing natural beauty and privacy today. A scenic stream winds it's way through the heart of the property, creating a peaceful setting and natural wildlife corridor. The combination of pines, water, and expansive acreage makes this tract ideal for deer, turkey, and small game.

With ample space for a custom home, cabin, or family compound, you can design your dream retreat surrounded by nature. The stream adds both charm and functionality, making it perfect for exploring, relaxing, or simply enjoying the serenity of flowing water. Opportunities like this are rare, large acreage with potential timber income, recreational appeal, and prime homesite all in one.

PROPERTY FEATURES:

- Creek
- Private
- Planted Pines
- Potential Homesite
- Income Producing Timber

DIRECTIONS:

From Winnsboro, take SC 269 S for 7.1 miles, Turn right on Estes Lane and travel for 1.8 miles. The property will be on your left.

CONTACT
Clem Coleman
O: 843.782.5700 - M: 843.601.3050
Email: clemcoleman@crosbylandco.com
www.CrosbyLandCo.com