

Spacious Country Living
6649 Newberry Road
Winnsboro, SC 29180

\$375,000
32.610± Acres
Fairfield County



MORE INFO ONLINE:

<https://scacres.com/>

Spacious Country Living
Winnsboro, SC / Fairfield County

SUMMARY

Address

6649 Newberry Road

City, State Zip

Winnsboro, SC 29180

County

Fairfield County

Type

Farms, Recreational Land, Residential Property, Undeveloped Land, Horse Property

Latitude / Longitude

34.4187 / -81.1826

Taxes (Annually)

64

Dwelling Square Feet

2400

Acreage

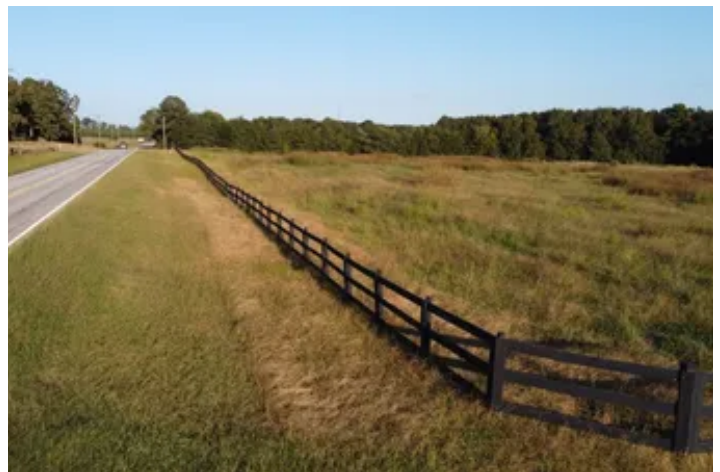
32.610

Price

\$375,000

Property Website

<https://www.scacres.com>



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PROPERTY DESCRIPTION

The Lebanon area of Fairfield County has a longstanding reputation as a friendly and welcoming rural community. Sparsely populated and consisting of open fields and timberland, this 32+ acre tract is no exception to its surroundings. About 7 acres are wooded with a small creek beneath a mixture of pines and hardwoods, the remaining 25 acres are spacious fields. For the avid outdoorsman, this tract has the necessary natural resources for hunting and recreational uses. An attractive 3-rail fence runs along the highway at the entrance and the remaining acreage is surrounded by well-maintained homes and wooded treelines. The open pasture offers excellent curb appeal and would be ideal as a mini-farm. The gently rolling topography provides a picturesque landscape suitable for a custom home with plenty of area for stables or barns. A large 60x40 metal building is already located on-site, with finished concrete floors, large roll-up doors, an installed septic system, underground utilities, and plumbing for a bathroom/laundry. Properties with similar characteristics and improvements are difficult to find, seldom hitting the market in this particular community. This is an exceptional opportunity to acquire an attractive property with an abundance of aesthetic appeal in a charming location.

Zoning: The base zoning for the property is RD-1 Rural Residential District the intent of this district is to encourage rural residential and expanding urban development in accord with the comprehensive plan while maintaining to the extent practical and feasible the District's rural resources. The "use" is currently classified as Agricultural land and taxed agriculturally. (Source: Fairfield County Land Use Ordinance)

Utilities: Mid-County Water supplies water, a traditional septic system is installed, and underground electrical utilities are already connected to the existing metal building. Fairfield electric Co-Operative provides electrical utilities to the site, and TruVista Communications provides telecommunications.

Directions: From the stoplight in Winnsboro at the intersection of Hwy 34 and Hwy 200, drive West on Hwy 34 (Newberry Road) towards Newberry, drive 5 miles, the property will be on the left side (South side) of Hwy 34.

Location: Located roughly 5 miles West of the Town of Winnsboro on SC Hwy 34 (also known as Newberry Road). While considered rural, this central location is still considered convenient to the I-77 corridor between the two nearest cities of Columbia and Charlotte.

Terrain and Natural Water Sources: Rolling topography is common for this area. This tract is about 7± acres of natural hardwoods with a mixture of unplanted pines with the majority of the acreage, about 25± acres, considered established pasture. Occasional seasonal drains lead to small creeks and tributaries with an existing stream meandering through the Southeast corner of the tract.

Roads and Entrances: Paved road frontage is located on SC Hwy 34 (Newberry Road) with ample road frontage with an additional shared gravel drive providing a non-exclusive permanent easement.

Airports: The nearest commercial airports are Charlotte-Douglas International Airport (CLT) and Columbia Metropolitan Airport (CAE). The Fairfield County Airport is also located nearby for smaller private aircraft.

School District: This tract is located in the Fairfield County School District. Other educational opportunities nearby include: Richard Winn Academy (Private - South Carolina Independent School Association - SCISA).

Property Taxes: The property use is currently considered Ag-Exempt and property taxes for 2023 are \$64.94. (Source: Fairfield County Treasurer)

Primary Tax Map Number: [104-00-03-081-000](#)

Contacts:

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MORE INFO ONLINE:

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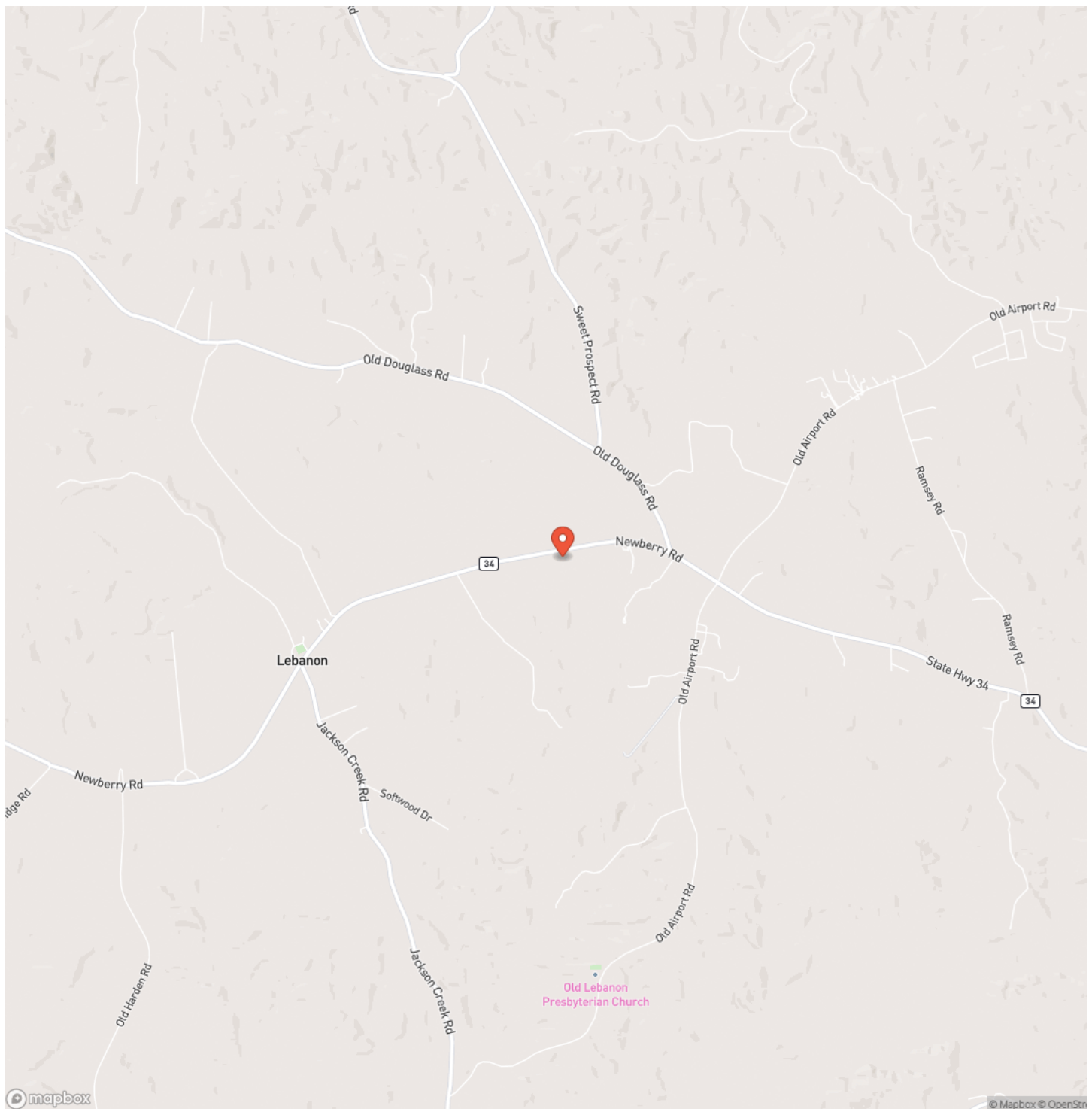
Broker & Commission Disclosure: Buyer's Agent/Broker must be identified upon first contact with Listing Broker/Listing Agent and Buyer's Agent/Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Brown & Company.

No commission to licensed agents purchasing in any capacity that would create any principal ownership interest in the property. No land disclosure available. Buyer and/or Buyers Agent/Broker to verify any pertinent information prior to the completion of the due diligence. Buyers Agent/Broker must be identified upon first contact with Listing Broker and Buyers Agent must be present at the initial property tour in order to participate in the real estate commission.

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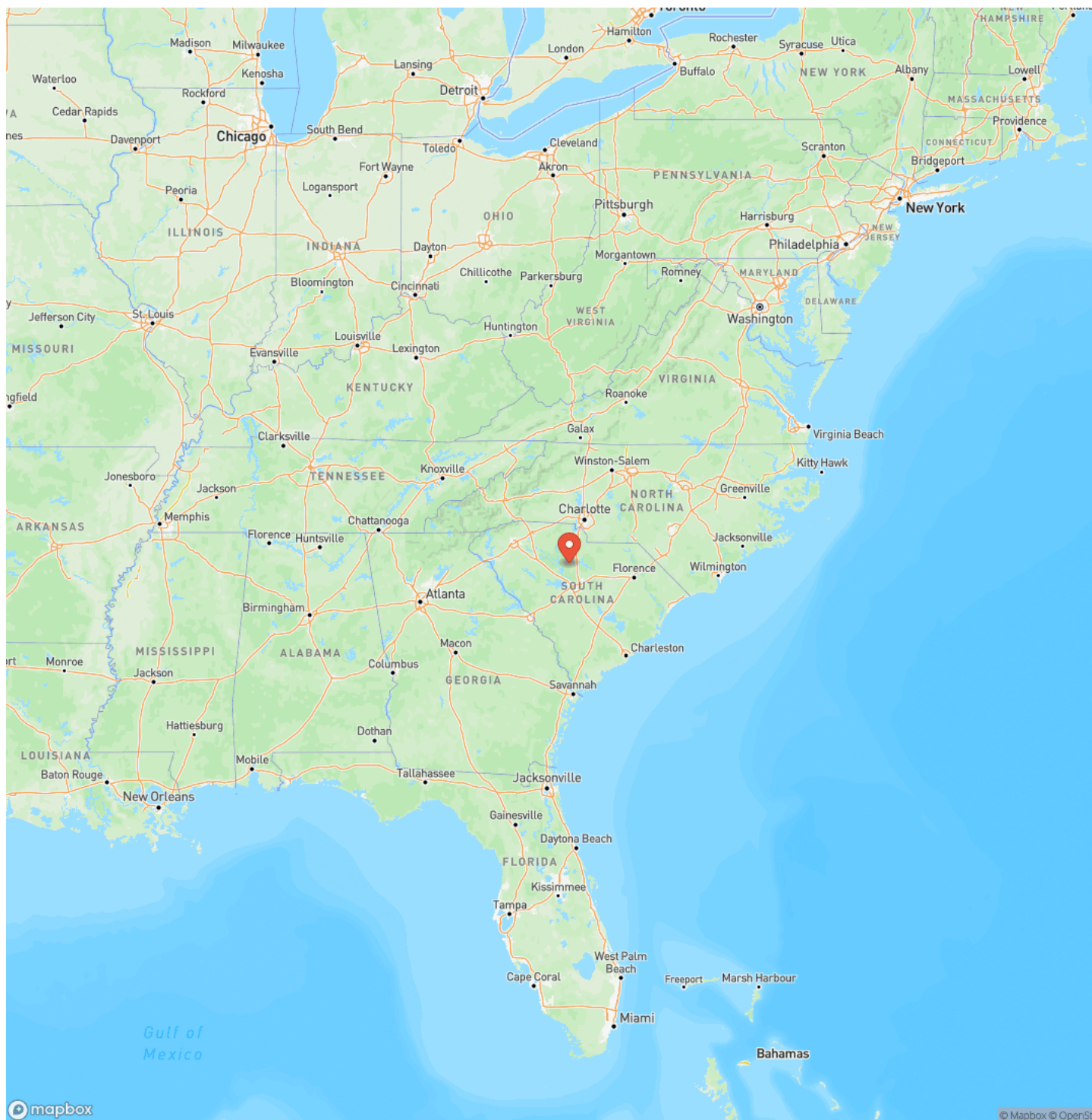
Locator Map



MORE INFO ONLINE:

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Locator Map



MORE INFO ONLINE:

<https://scacres.com/>

Satellite Map



MORE INFO ONLINE:

<https://scacres.com/>

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

Winnsboro, SC 29180

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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