

Buildable Rural Lot, Quiet Location
Debutary Road
Great Falls, SC 29055

\$60,000
6.890± Acres
Fairfield County



MORE INFO ONLINE:

<https://scacres.com/>

Buildable Rural Lot, Quiet Location
Great Falls, SC / Fairfield County

SUMMARY

Address

Debutary Road

City, State Zip

Great Falls, SC 29055

County

Fairfield County

Type

Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

34.502166 / -80.88554

Acreage

6.890

Price

\$60,000



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PROPERTY DESCRIPTION

Tract 3 = 6.89 acres of fairly flat land. This tract is located down a long, winding, gravel road that eventually turns into a shared private drive. The septic permit has already been applied for and a new survey is complete for a speedy closing. No HOA or minimum building square footage! Several locations would be ideal for a homesite. Most of the pines were removed years ago, leaving an open, primarily unwooded area with natural regenerating pines. The additional acreage offers plenty of space for personal enjoyment in a country setting. Proximity to Charlotte and Columbia, also makes the general location appealing. The upper end of Lake Wateree is fairly undeveloped, quiet, and scenic providing an excellent area to live and enjoy a low-key rural lifestyle.

Restrictions: Primary residence must be stick-built on-site, no mobiles, no mods.

Directions: (Debutary Road access no longer exists from River Road, so the only access is from Catawba Rd, so GPS Catawba Rd to get to the correct end of Debutary Rd). From US Hwy 21, take Catawba Road to Debutary Road, continue past the cul-de-sac thru the gate, take Debutary Road (signage may say "Private Drive" at the gate, proceed anyway), look for signs on both sides of Debutary Road indicating the tracts available.

Fairfield County Tax Map: # 044-03-00-006-000 (Portion of.)

Location: Located on the northeastern side of Fairfield County. Excellent proximity to Lake Wateree. Located along the I-77 corridor between the two nearest cities of Columbia and Charlotte. Nearby small towns include Winnsboro, Ridgeway, and Great Falls. Also in convenient proximity are Rock Hill, Blythewood, Fort Mill, Chester, Richburg, and Edgemoor.

Nearby Lake Wateree Information: Located 30 miles northeast of Columbia, 69 miles south of uptown Charlotte. Lake Wateree is the largest of the Catawba-Wateree lakes in South Carolina with 13,025 acres. The Lake Wateree extends to Fairfield County, Kershaw County, and Lancaster County. Lake Wateree was created in 1920 with the operation of Wateree Hydroelectric Station and is managed by Duke Energy. The nearest public boat landings to this property are Taylor Creek Boat Landing, Lake Wateree State Park located on Desportes Island, the June Creek Boat Landing, and Dutchmans Creek Boat Landing.

Area Recreational Opportunities: Carolina Adventure World, also known as "the Southeast's Largest Outdoor Playground" is located nearby and boasts 100 miles of ATV, UTV, and dirt bike trails covering 2,600 acres. It also hosts seasonal concerts at its outdoor concert pavilion. Lake Wateree provides over 13,000 acres for watersports, fishing, and relaxation.

Wildlife and Hunting: Hunting and fishing in Fairfield County has a reputation as an excellent county for a variety of wildlife. Located in South Carolina Game Zone 2, Fairfield County has an abundance of whitetail deer, wild turkey, and hogs. Waterfowl is present on large bodies of water, ponds, and rivers. Dove fields are abundant. Several public lakes and watersheds provide areas for fishing year-round.

Terrain and Natural Water Sources: Fairly flat, buildable lot, gently slopes off in the rear. This tract has had most of the timber harvested with mature oaks remaining.

Roads and Entrances: Debutary is a county-maintained gravel road until you reach the end with the cul-de-sac, where the private drive begins at the signs that say "Private Drive".

Airports: The nearest public airports are Charlotte-Douglas International Airport (CLT) and Columbia Metropolitan Airport (CAE).

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

Property Taxes: The property is Ag-Exempt and property taxes for 2023 were \$122.35.

Contacts:

Russ Brown

MORE INFO ONLINE:

<https://scacres.com/>

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

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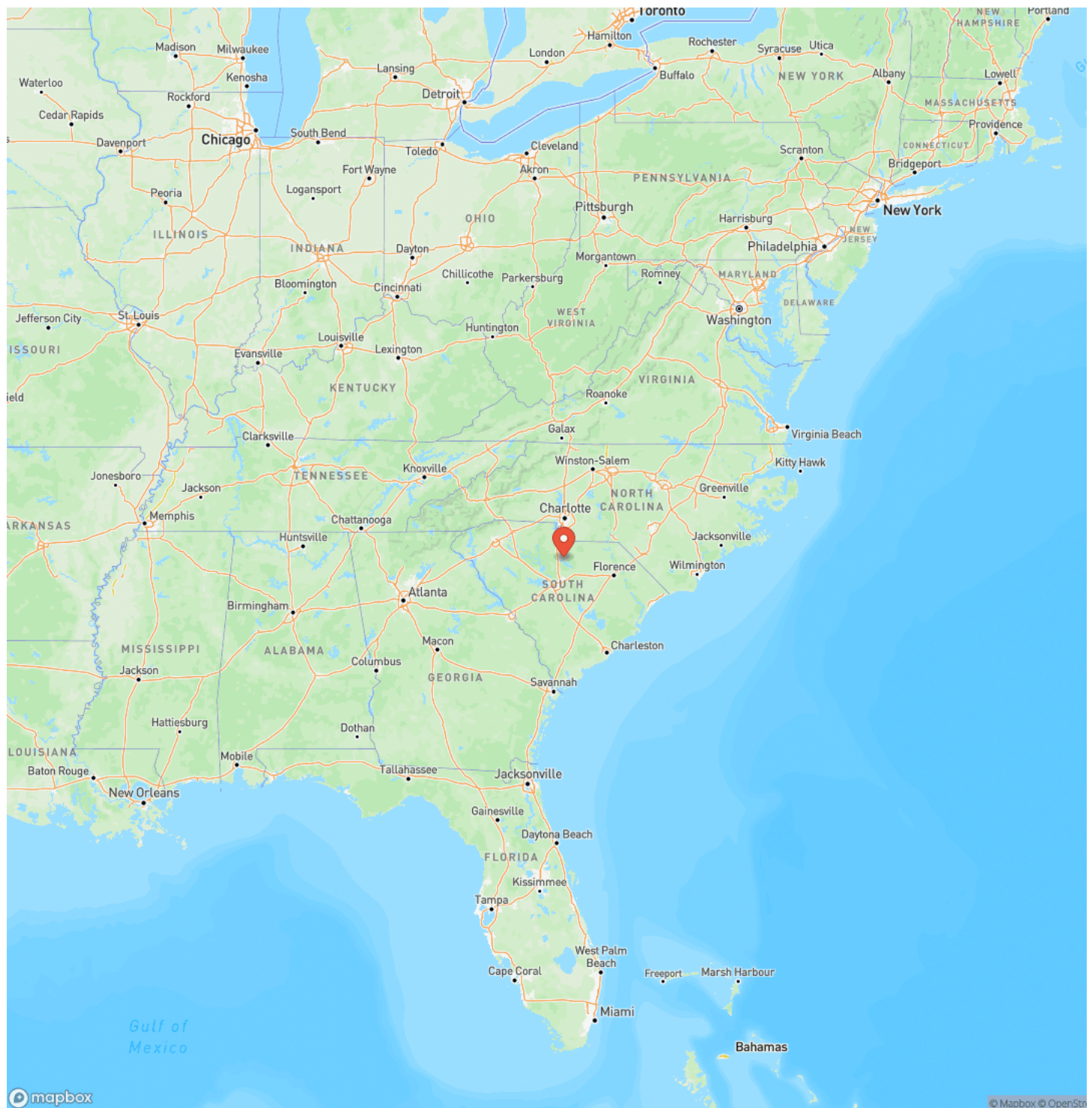
Locator Map



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Locator Map



MORE INFO ONLINE:

<https://scacres.com/>

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

This image shows a blank 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.

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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