

Scenic Hilltop Homesite
Debutary Road
Great Falls, SC 29055

\$120,000
15.290± Acres
Fairfield County



MORE INFO ONLINE:

1

<https://scacres.com/>

Scenic Hilltop Homesite
Great Falls, SC / Fairfield County

SUMMARY

Address

Debutary Road

City, State Zip

Great Falls, SC 29055

County

Fairfield County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

34.506228 / -80.887847

Acreage

15.290

Price

\$120,000



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PROPERTY DESCRIPTION

Tract 5 = 15.29 acres consists of rolling hills, occasional hardwoods, and sweeping scenic hilltop views. Large boulders and rock outcroppings are exposed at the peak of the lot. This tract is located down a long, winding, gravel road that eventually turns into a shared private drive. The septic permit is approved and a new survey is completed 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 through the gate, and 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: Rolling hills are typical for this location. This tract has had most of the timber harvested with mature oaks remaining. Occasional seasonal drains lead to eventually feed Lake Wateree.

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:

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MORE INFO ONLINE:

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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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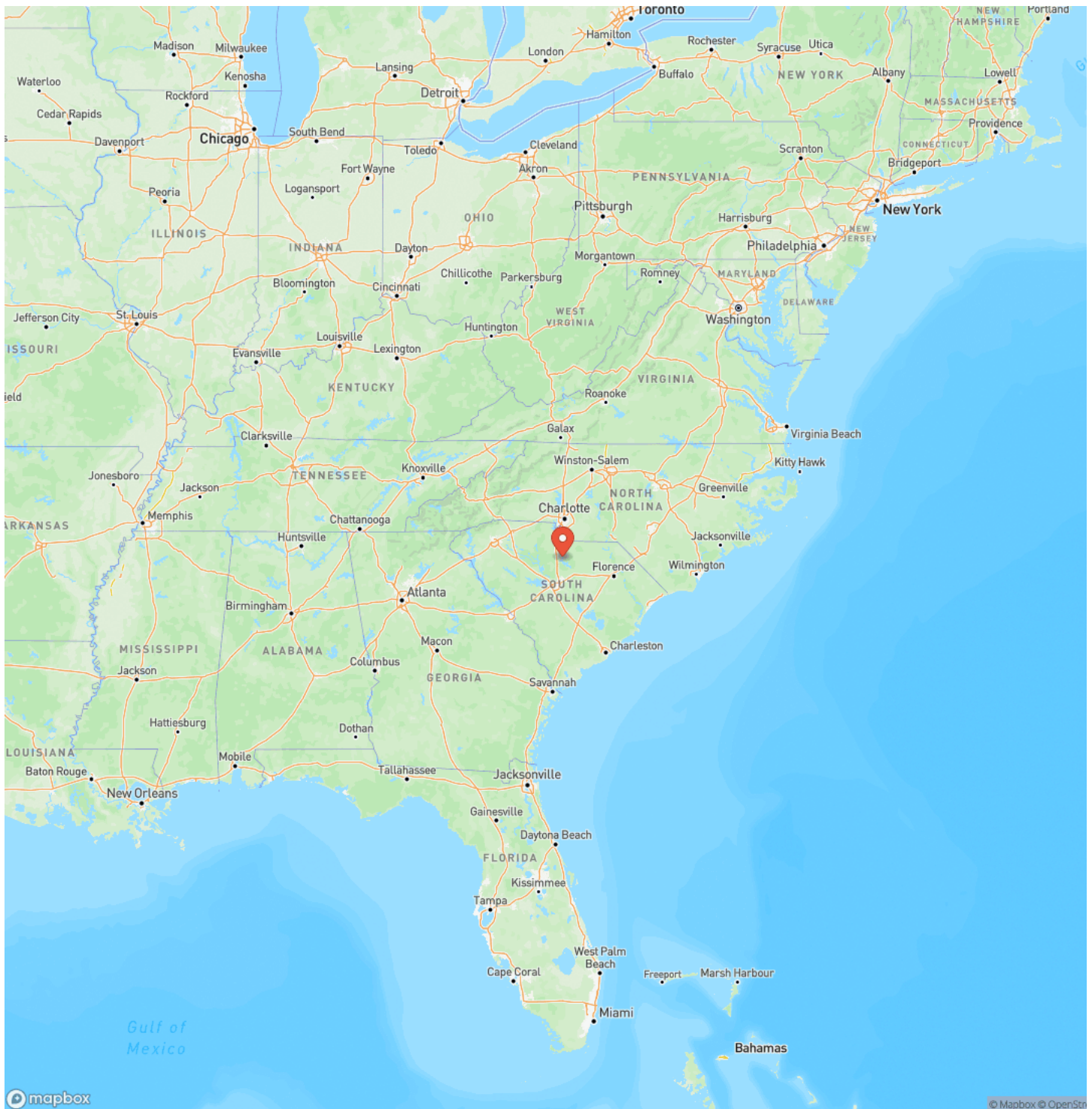
Locator Map



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Locator Map



MORE INFO ONLINE:

<https://scacres.com/>

Satellite Map



MORE INFO ONLINE:

<https://scacres.com/>

LISTING REPRESENTATIVE

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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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