

Hunt Where You Live
Great North Road
Winnsboro, SC 29180

\$255,850
43± Acres
Fairfield County



MORE INFO ONLINE:

<https://scacres.com/>

Hunt Where You Live

Winnsboro, SC / Fairfield County

SUMMARY

Address

Great North Road

City, State Zip

Winnsboro, SC 29180

County

Fairfield County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.461823 / -80.924953

Acreage

43

Price

\$255,850



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PROPERTY DESCRIPTION

Summary: 43+ acres of recreational timberland located near Lake Wateree and convenience to the I-77 corridor between Columbia and Charlotte. This tract meets all the criteria combining timberland and hunting for the investment-minded outdoorsman. When harvested, the impressive stand of merchantable timber provides a potential opportunity for significant timber income. This pine forest comprises the majority of the property, with remaining seasonal drains and bottoms populated with a mixture of hardwoods. This property offers an extensive network of well-maintained established trails and interior roads and occasional clearings for food plots. This is an attractive habitat for a variety of wildlife and offers the cornerstones to retaining a variety of game. Close proximity to Charlotte, Columbia, and Lake Wateree makes the location appealing, and the lengthy paved road frontage along Great North Road offers an opportunity to subdivide this tract into smaller parcels if future demand supports the existing potential. Whether you're looking for a recreational tract for hunting, a spacious location for a permanent residence, or a combination with investment potential this Fairfield County tract is certainly worth consideration for immediate enjoyment and future income potential.

Directions: From I-77, take Exit 41 (Road 41) and head East towards Hwy 21. Turn left on Hwy 21 and head North. Turn Right on River Road, Great North Road will be ahead. Signs are posted along the gated entrances at each access point.

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.

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.

Recreational Benefits: 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 is loaded with managed pines and timberland with a clear understory in most areas. Occasional seasonal drains lead to small creeks and tributaries that eventually feed Lake Wateree.

Roads and Entrances: Located on Great North Road, this tract offers an abundance of road frontage and multiple gated entrance points.

Airports: The nearest public airports are Charlotte-Douglas International Airport (CLT) 70.5 Miles and Columbia Metropolitan Airport (CAE) 48 Miles.

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

Property Taxes: The property is taxed as Ag-Exempt.

Contact:

Russ Brown

MORE INFO ONLINE:

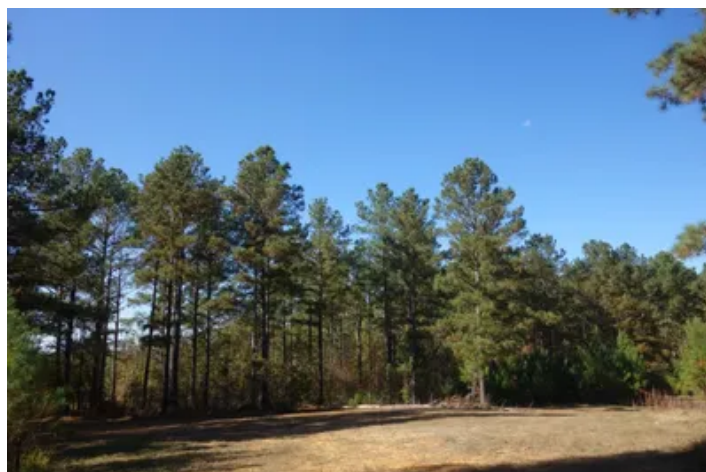
<https://scacres.com/>

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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 in order to participate in the real estate commission. Commission splits will be at the sole discretion of Brown & Company.*

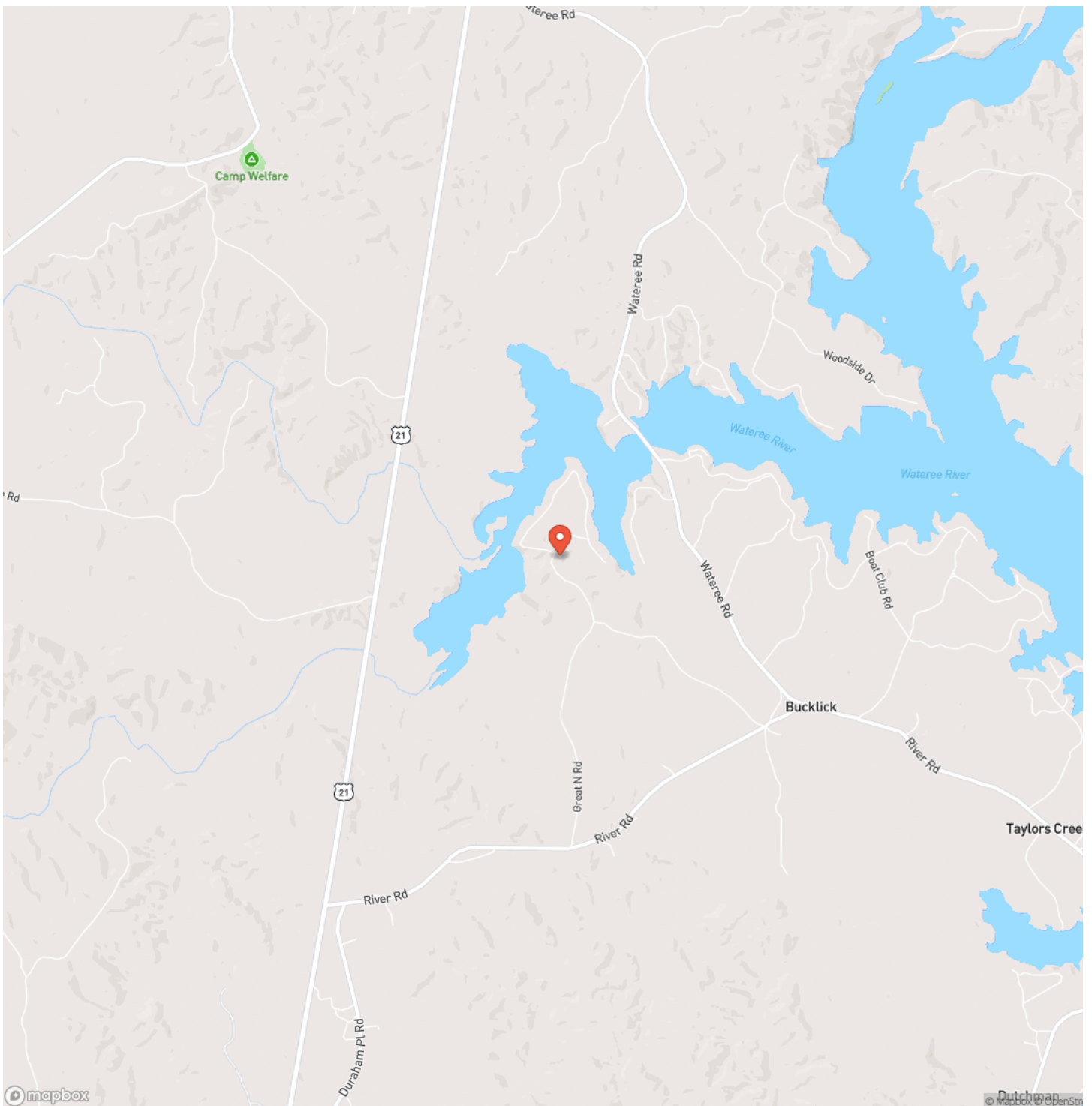
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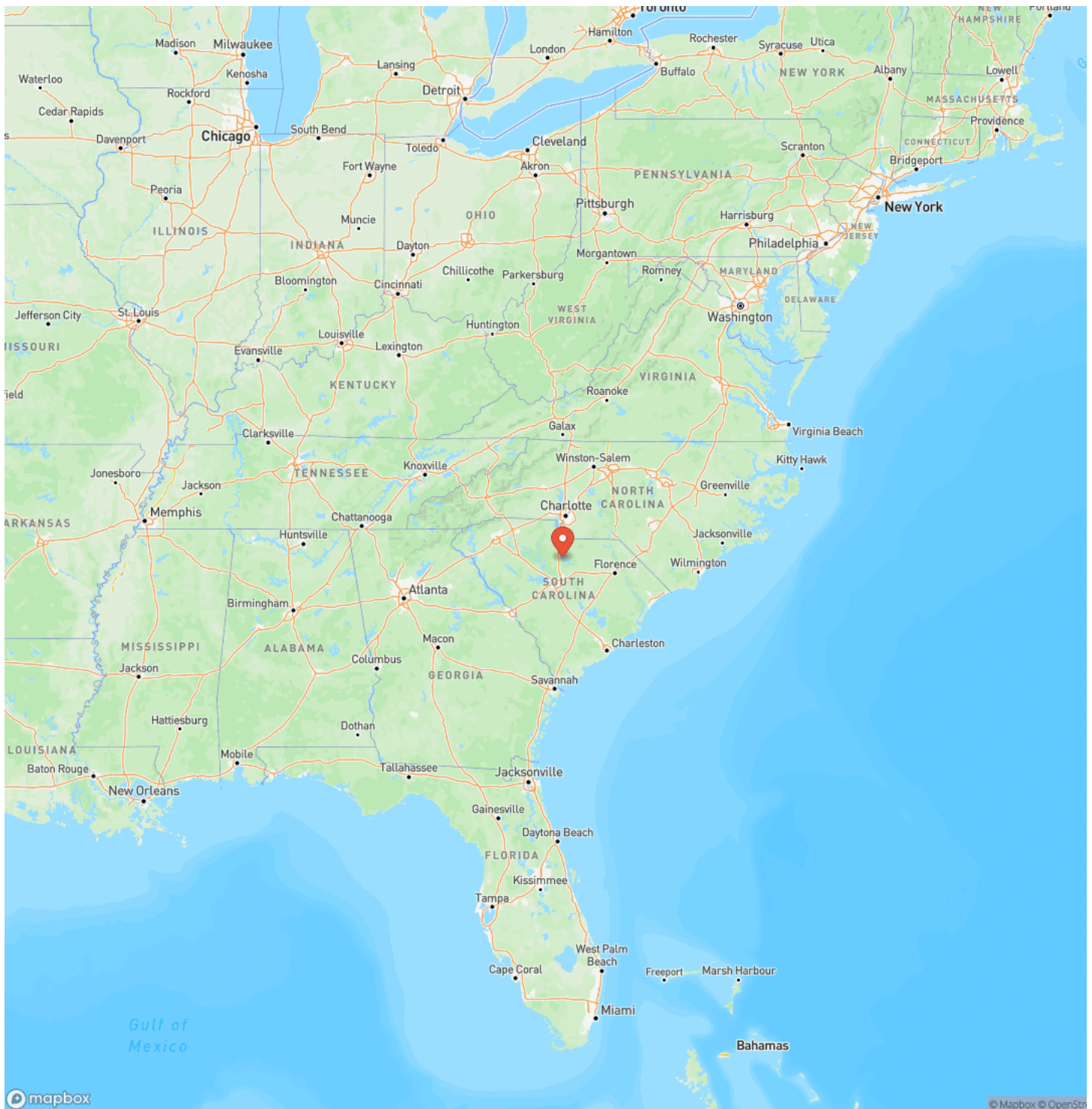
Locator Map



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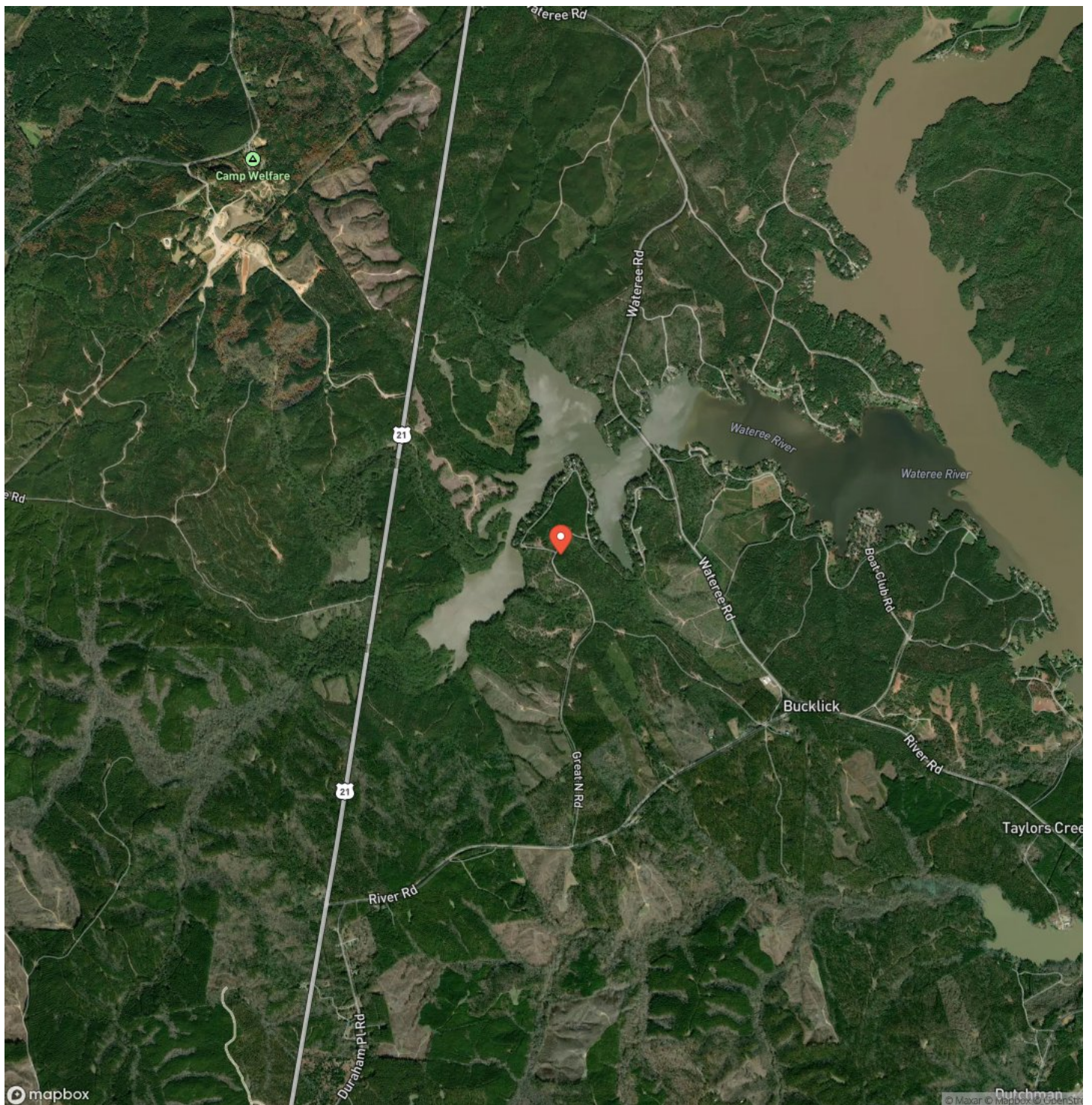
Locator Map



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Satellite Map



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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 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.

DISCLAIMERS

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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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