

Dixired Tract
1672 Dixired Road
Leesville, SC 29070

\$238,500
28.68± Acres
Lexington County



MORE INFO ONLINE:

<https://scacres.com/>

Dixired Tract
Leesville, SC / Lexington County

SUMMARY

Address

1672 Dixired Road

City, State Zip

Leesville, SC 29070

County

Lexington County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

33.882491 / -81.472484

Acreage

28.68

Price

\$238,500

Property Website

<https://scacres.com/property/dixired-tract/lexington/south-carolina/88784/>



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PROPERTY DESCRIPTION

28.68 acres in a quiet, rural area of Lexington County. This tract sits on a sandy, county-maintained road only minutes from Interstate 20. The property features a diverse landscape of streams, wetlands, and wooded areas that create excellent wildlife habitat with other areas ideal for a permanent residence.

The land is wooded with a mature mix of pines and hardwoods, with occasional pockets of wild rhododendron. A wetlands area highlights the western side, while a neighboring pond can be seen to the east. 2 creeks flow through the property, Hell Hole Creek runs along the western boundary in the wetlands area and Tinker Branch flows through an inner portion of the property, with a culvert already in place to provide access throughout the property. The wetlands area encompasses about 7 acres and offers a natural habitat for a variety of wildlife.

An abandoned mobile home and sheds remain on the property, these offer no value and will be sold "as is" with the property.

With nearly 29 acres, this property offers plenty of space for a permanent residence, recreational use, or both.

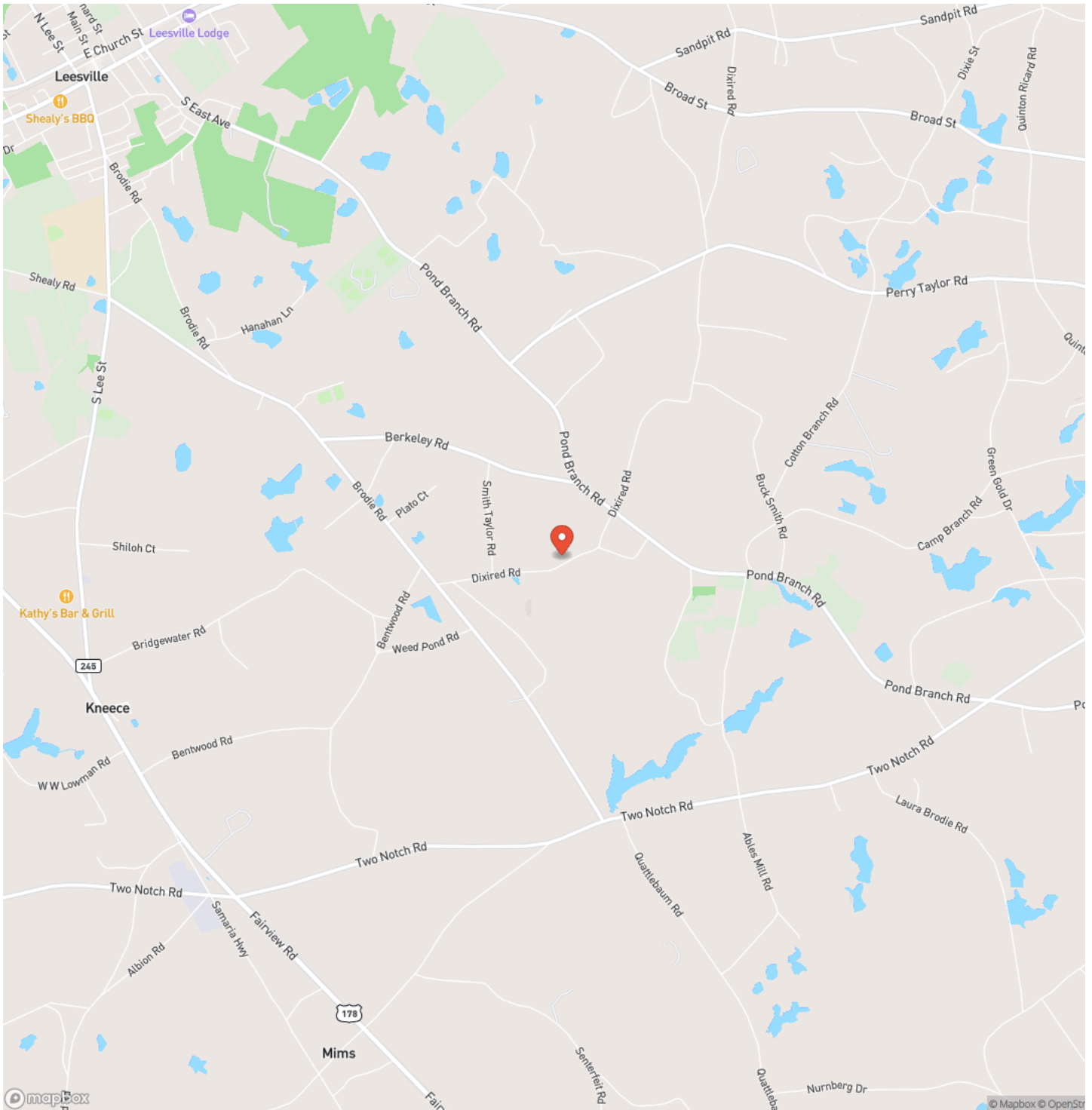
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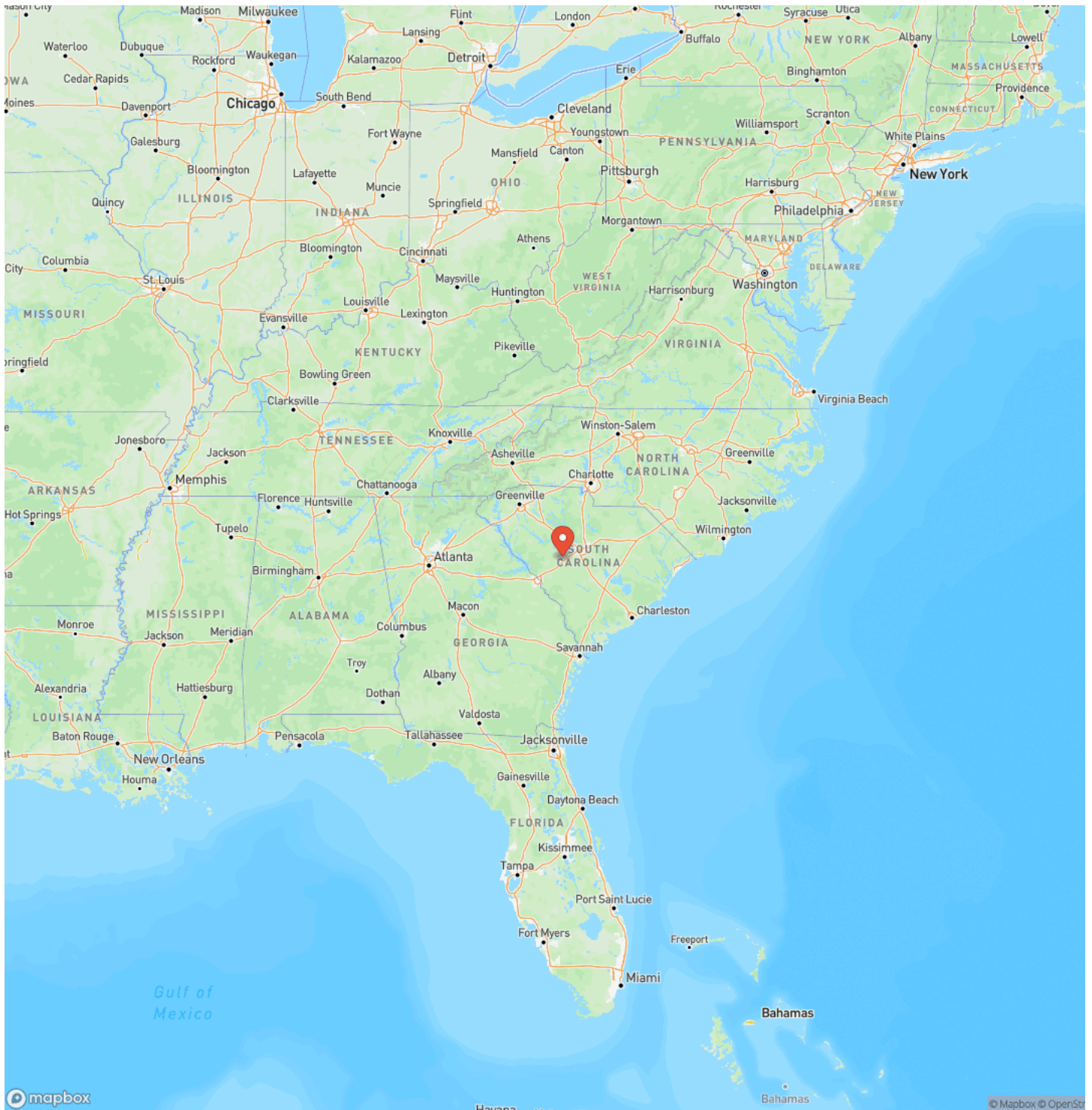
Locator Map



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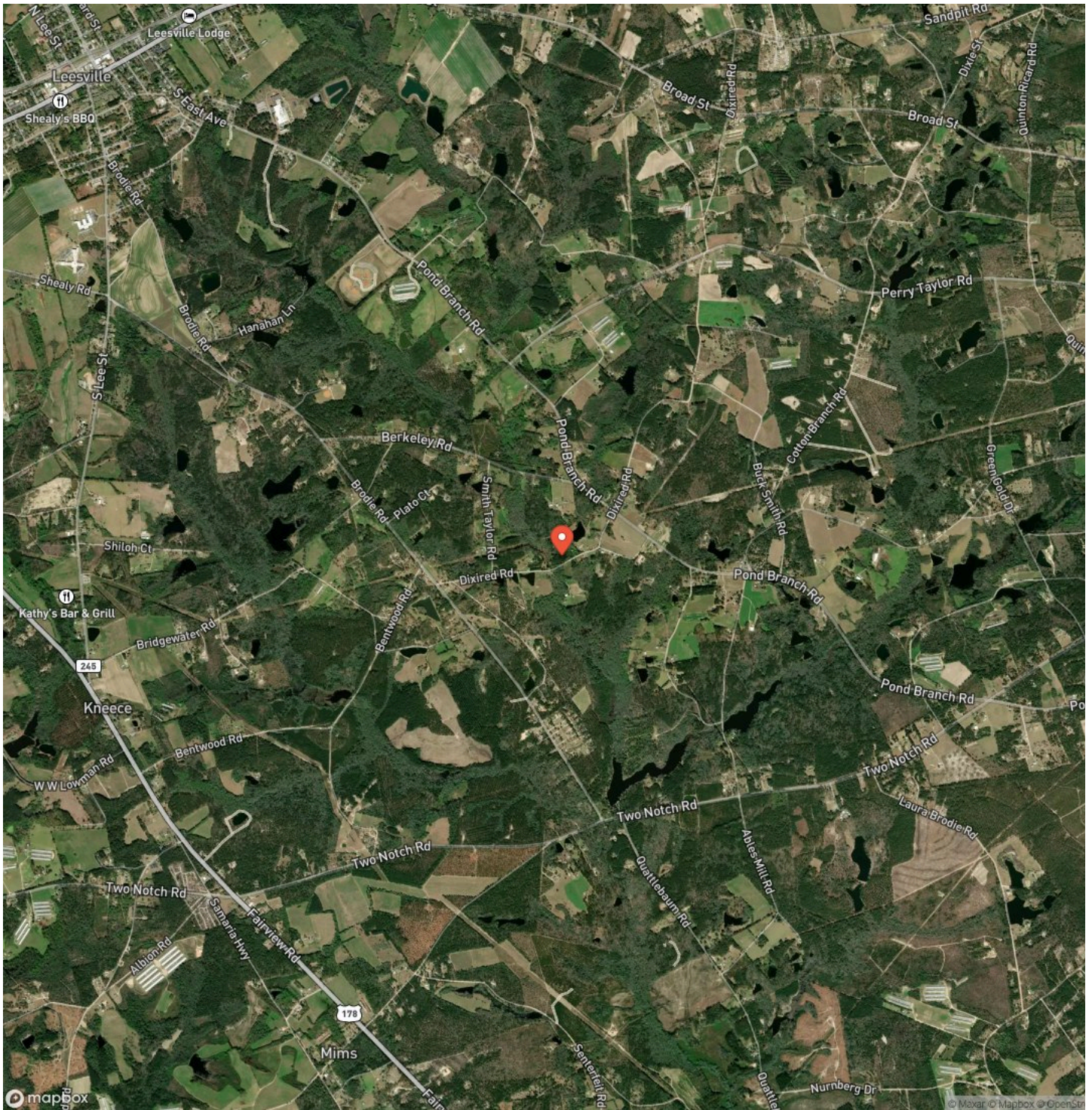
Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Russ Brown

Mobile

(803) 718-0911

Office

(803) 337-7405

Email

russ@scacres.com

Address

City / State / Zip

Winnsboro, SC 29180

NOTES

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

DISCLAIMERS

Broker and Commission Disclosure: Commission splits will be at the sole discretion of Brown and Company. Buyer's Agents must be identified upon first contact with the Listing Firm and the Buyer's Agent must be present at the initial property tour to participate in the real estate commission. No land disclosure is available. Buyer or buyer's agent to verify any pertinent information before the completion of any inspection period.

Brown & Company
485 US Hwy 321 Byp S
Winnsboro, SC 29180
(803) 337-7405
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