

Wooded Rural Acreage
Evergreen Road
Winnsboro, SC 29180

\$69,000
4.120± Acres
Fairfield County



MORE INFO ONLINE:

[1](#)

<https://scacres.com/>

Wooded Rural Acreage
Winnsboro, SC / Fairfield County

SUMMARY

Address

Evergreen Road

City, State Zip

Winnsboro, SC 29180

County

Fairfield County

Type

Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

34.277811 / -81.166636

Acreage

4.120

Price

\$69,000

Property Website

<https://www.scacres.com>



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Wooded Rural Acreage Winnsboro, SC / Fairfield County

PROPERTY DESCRIPTION

Tract 2 - 4.12 Acres

Evergreen Road

Welcome to the country! Leave the crowded subdivisions and HOA's behind! A new survey and perk test are complete and available for a speedy closing! This 4.12 acre parcel is located in the friendly Greenbriar Community in Fairfield County. Located just off Jackson Creek Road, this property is conveniently located a short drive from Winnsboro, Blythewood, and I-77. This rural community boasts scenic farms, pine forests, and pastures with limited traffic on quiet country roads. The property consists of mature pine trees with a clean, clear understory. Each lot is restricted to a minimum 1200SF single-family residence, stick built on-site, no mobiles, no mods. Barndominiums are permitted if construction requirements meet the deeded restrictions. Enjoy living the good life in Greebriar!

Fairfield County Tax Map: Portion of 196-00-03-090-000

Directions: From SC Hwy 213 or SC Hwy 269 (Hinnant's Store Road), take Jackson Creek Road to Evergreen. The property will be about ¾ miles ahead.

Location: Greenbriar/Rion Community of Fairfield County

Terrain and Natural Water Sources: The topography is gently rolling and flat. This tract primarily consists of tall pines with a clear, clean understory.

Roads and Entrances: Located on Evergreen Road.

School District: This tract is located in the Fairfield County School District. Richard Winn Academy is a popular private school option in Winnsboro.

The owner is an SC Licensed Real Estate Broker.

Contact:

Russ Brown

Tel: [\(803\) 718-0911](tel:8037180911)

Email: russ@scacres.com

Broker and 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.

Variable commission applies, 3 percent commission to buyer's agent at closing. No commission to licensed agents purchasing in any capacity that would create any principal ownership interest in the property. No land disclosure is available. Buyer or buyer's agent to verify any pertinent information before the completion of any inspection period. The Buyer's Agent/Broker must be identified upon first contact with the Listing Broker and the Buyer's Agent must be present at the initial property tour to participate in the real estate commission.

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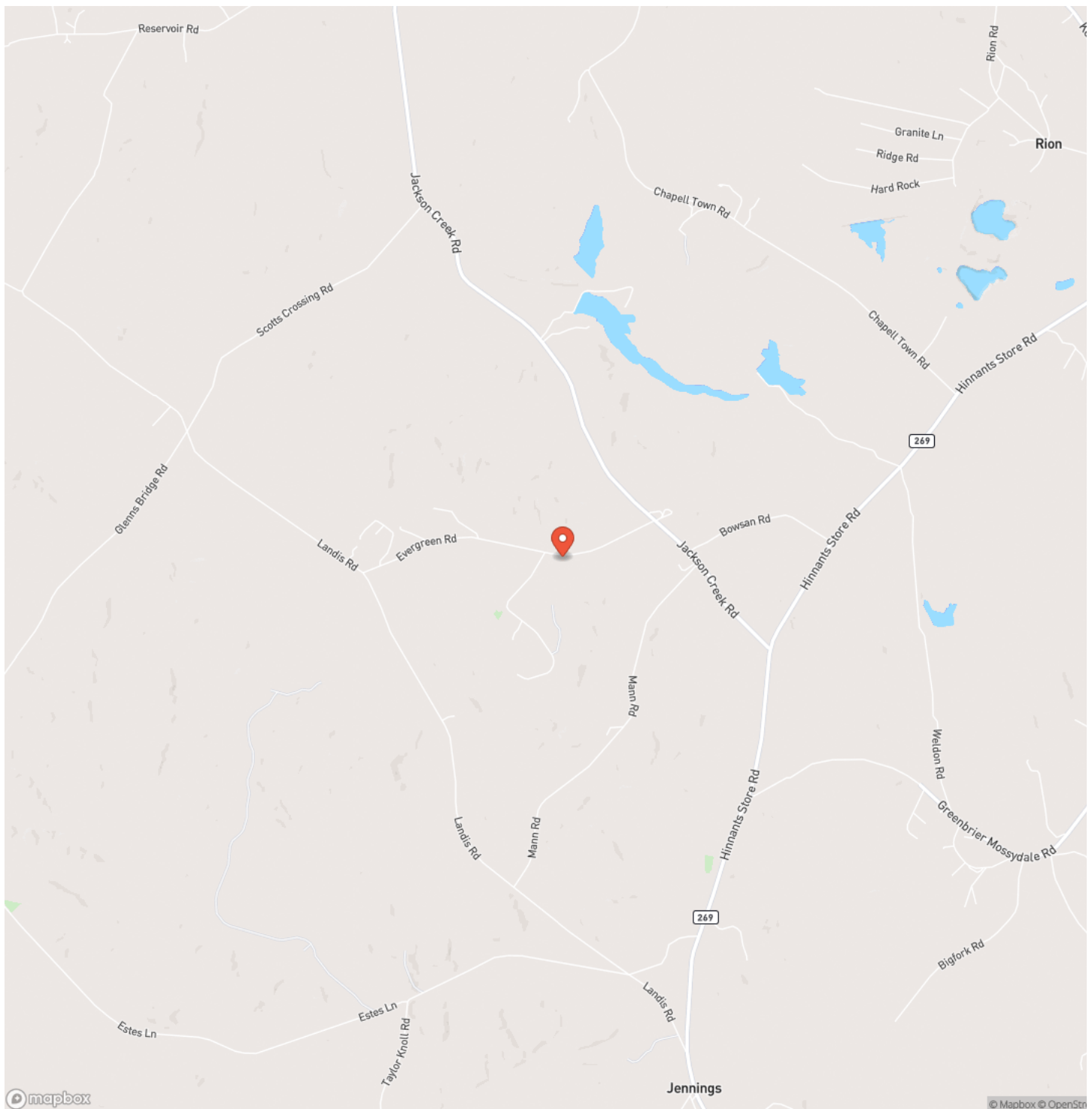
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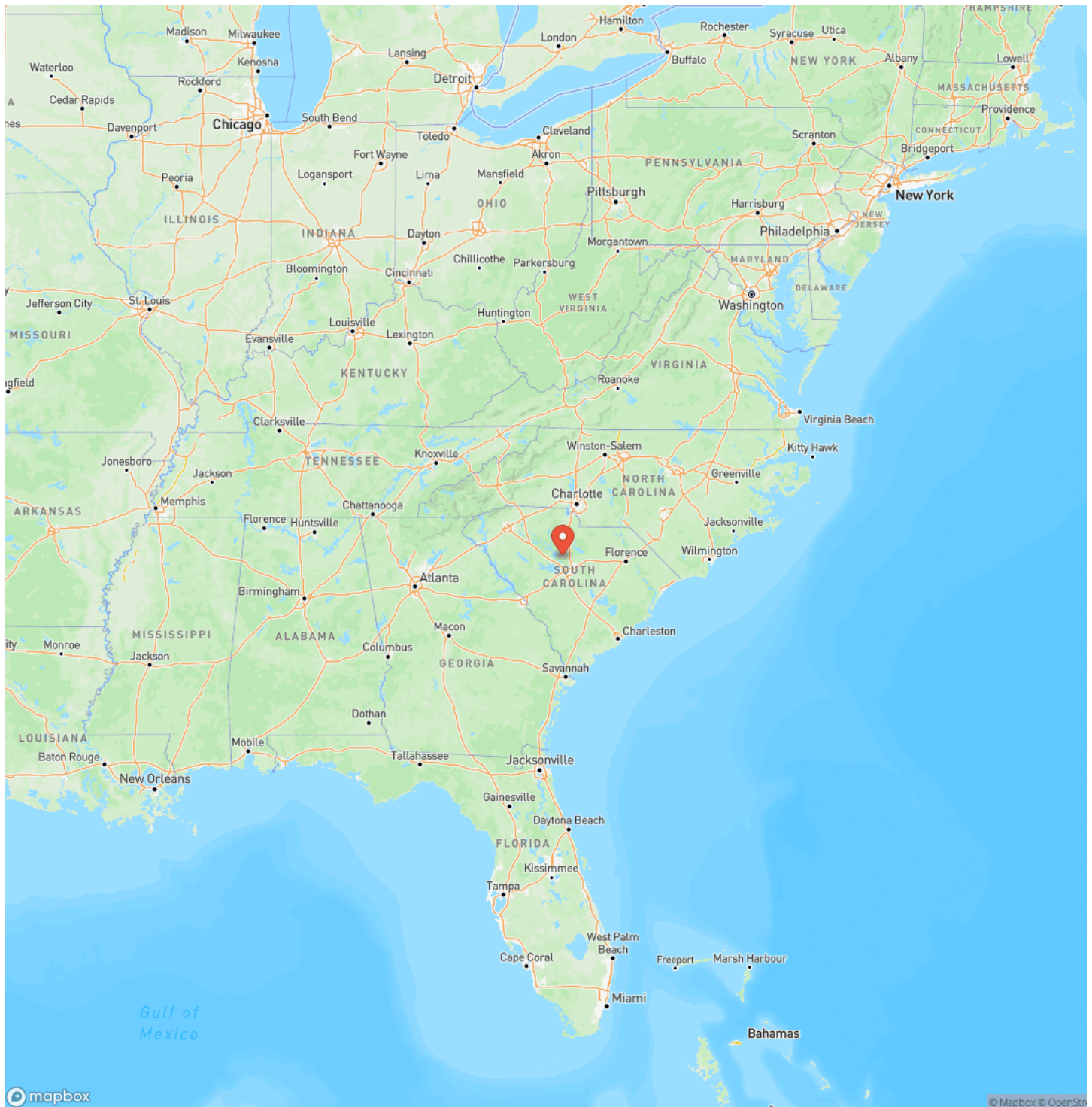
Locator Map



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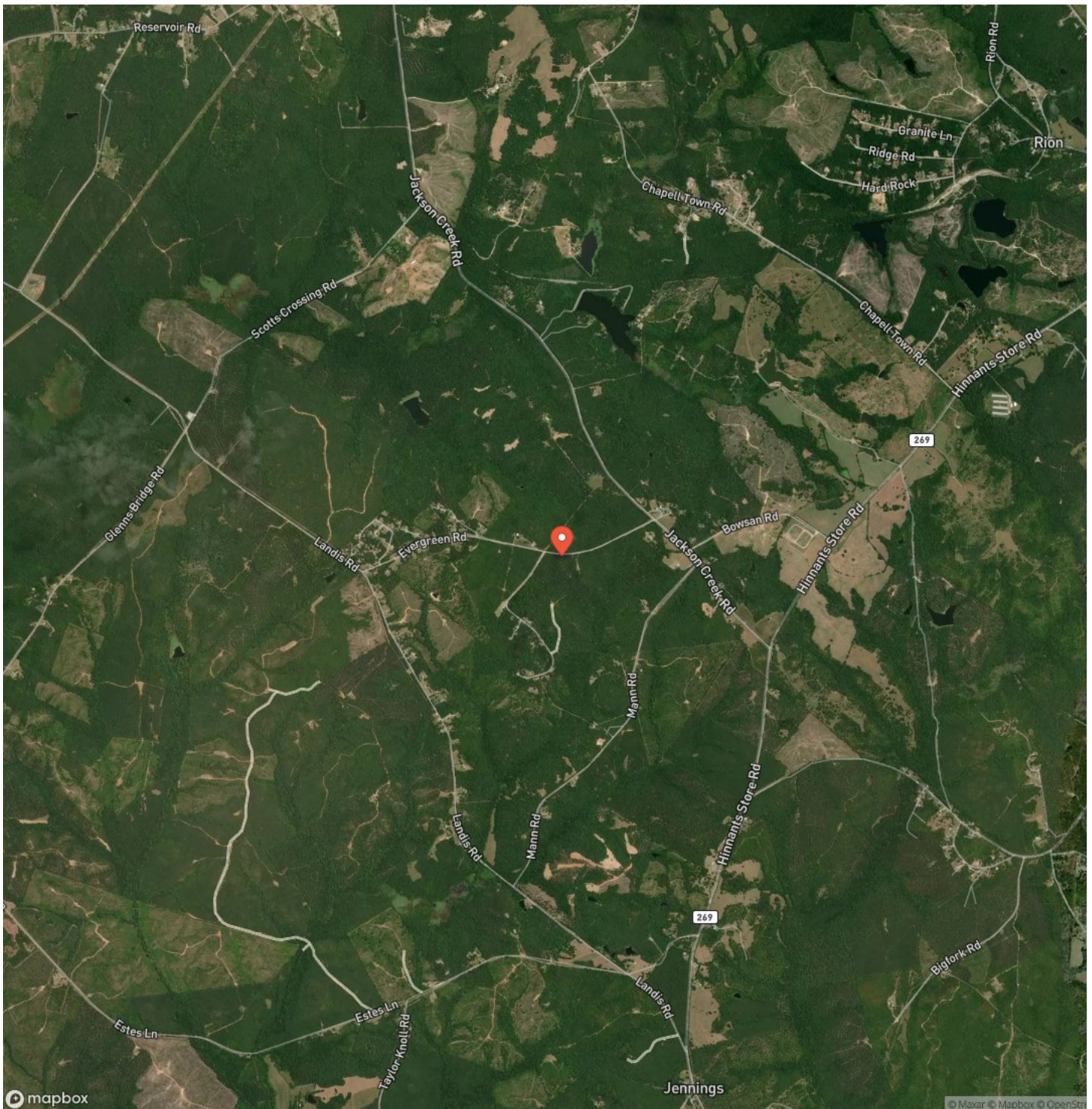
Locator Map



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Satellite Map



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Wooded Rural Acreage

Winnsboro, SC / Fairfield County

LISTING REPRESENTATIVE

For more information contact:



Representative

Russ Brown

Mobile

(803) 718-0911

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Email

russ@scacres.com

Address

City / State / Zip

Winnsboro, SC 29180

NOTES

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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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