

Great Hunting, Impressive Timber
Great North Road
Winnsboro, SC 29180

\$825,000
144.280± Acres
Fairfield County



MORE INFO ONLINE:

<https://scacres.com/>

Great Hunting, Impressive Timber Winnsboro, SC / Fairfield County

SUMMARY

Address

Great North Road

City, State Zip

Winnsboro, SC 29180

County

Fairfield County

Type

Recreational Land, Hunting Land, Timberland, Lakefront,
Undeveloped Land

Latitude / Longitude

34.454486 / -80.924286

Taxes (Annually)

275

Acreage

144.280

Price

\$825,000



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PROPERTY DESCRIPTION

Description: 144+ acres of recreational timberland located near Lake Wateree along 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 significant opportunity for future timber income. The professionally managed pine forest comprises the majority of the property, with remaining seasonal drains and creek bottoms populated with a mixture of hardwoods and pines. This property offers an extensive maze of well-maintained established trails and interior roads, several cleared areas for food plots, and a creek. These natural resources provide an attractive habitat for wildlife and are 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. For the investment-minded sportsman, 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. 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 Attractions: 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 turkeys, 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 Resources: 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 Ag-Exempt and property taxes for 2022 were \$275.04.

Contacts:

Russ Brown

MORE INFO ONLINE:

<https://scacres.com/>

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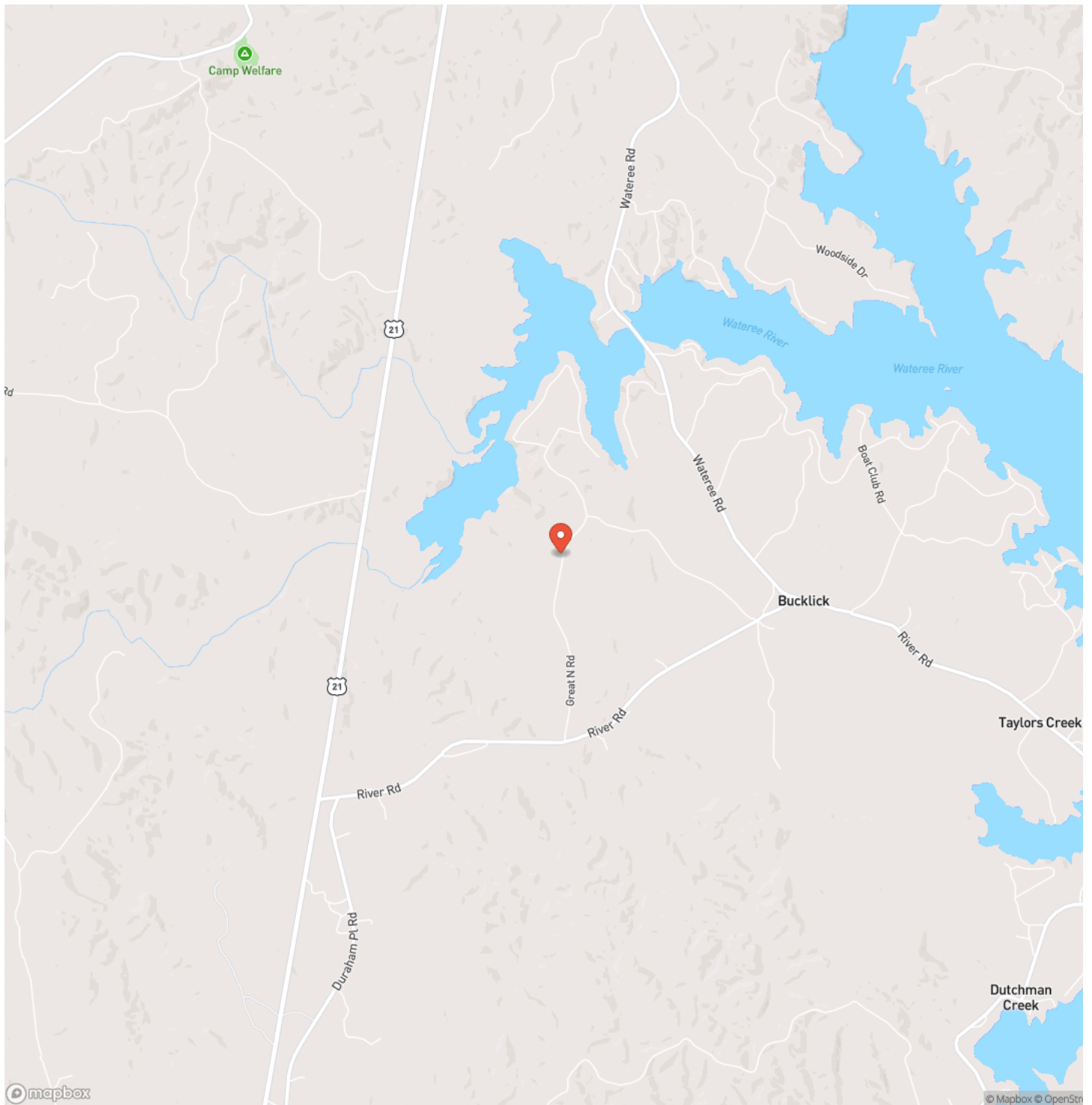
russ@scacres.com

Broker & Commission Disclosure: Buyer's Agent/Broker must be identified upon first contact with Listing Broker/Listing Agent and 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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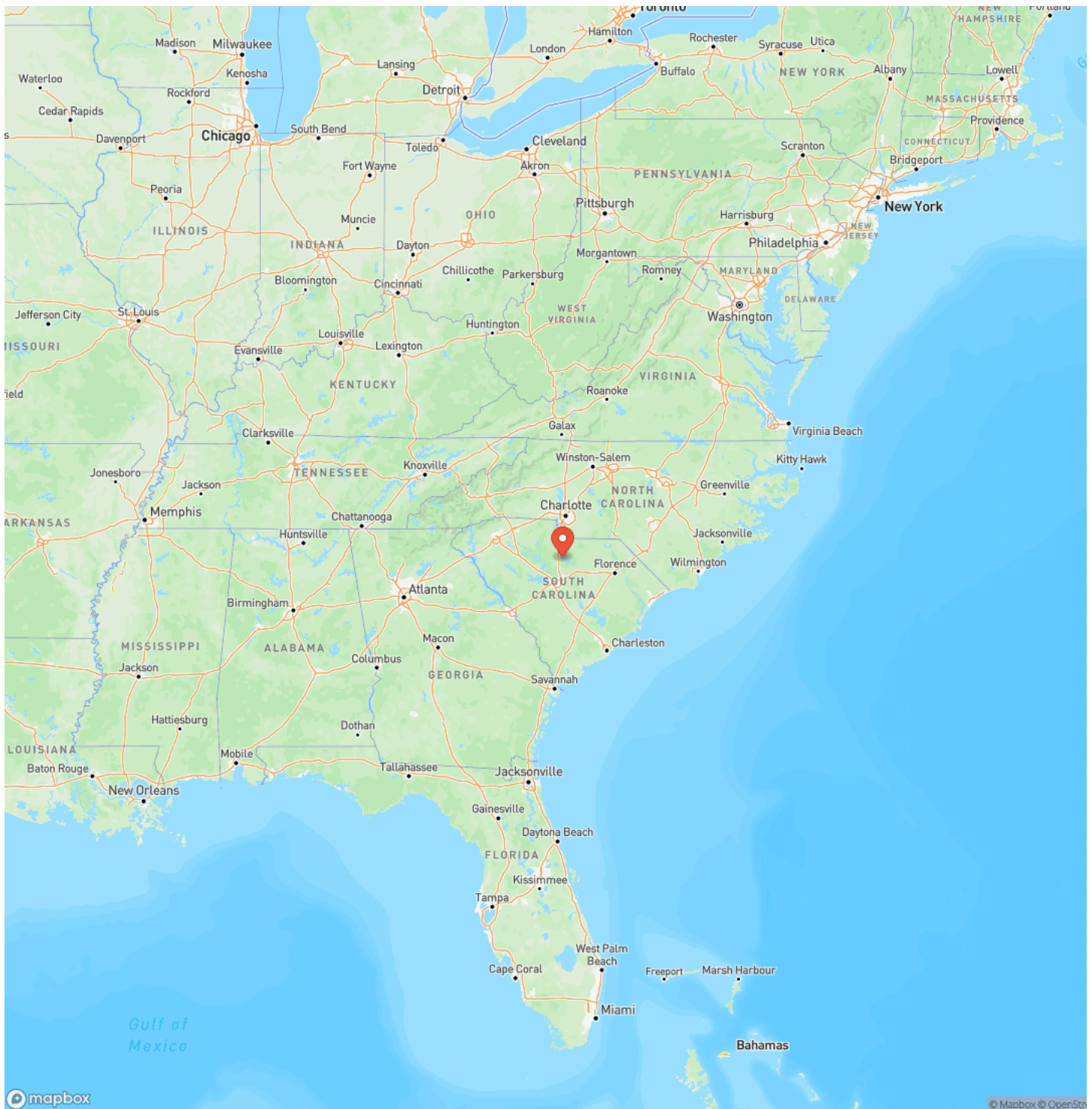
Locator Map



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Locator Map



MORE INFO ONLINE:

<https://scacres.com/>

Satellite Map



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Winnsboro, SC / Fairfield County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Email

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Address

City / State / Zip

Winnsboro, SC 29180

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

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