

Liberty Hill Recreational Tract
Singleton Creek Road
Liberty Hill, SC 29074

\$275,000
60.700± Acres
Kershaw County



MORE INFO ONLINE:

<https://scacres.com/>

Liberty Hill Recreational Tract
Liberty Hill, SC / Kershaw County

SUMMARY

Address

Singleton Creek Road

City, State Zip

Liberty Hill, SC 29074

County

Kershaw County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

34.448771 / -80.803904

Taxes (Annually)

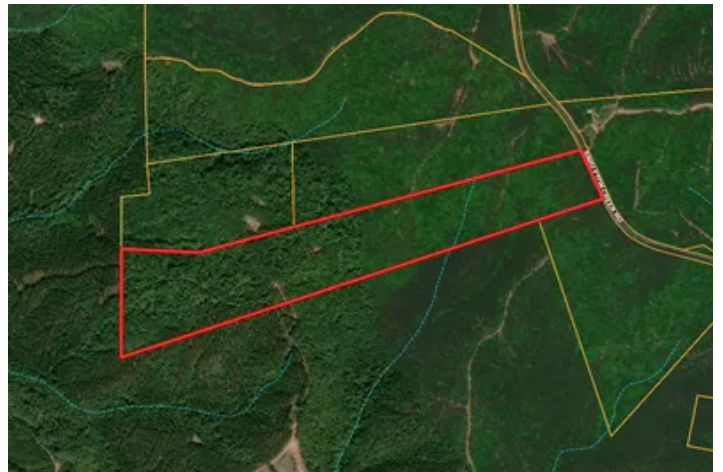
74

Acreage

60.700

Price

\$275,000



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Liberty Hill, SC / Kershaw County

PROPERTY DESCRIPTION

Liberty Hill Recreational Tract

This 60.7 acre property is located on Singleton Creek Road in the scenic Liberty Hill community of Kershaw County. Located just off Hwy 97 (John G. Richards Road) this tract is situated near the Eastern side of Lake Wateree within about a 20-30 minute drive to Camden, I-77, and Lancaster. The property itself offers a hilly topography with considerable elevation changes and steep slopes to large hardwood bottoms and drains. Several areas along the ridges provide level locations for food plots or potential home sites. A sparse network of ATV trails provides an existing trail system in some areas. Several of the drains appear to be seasonal with a small creek near the northern boundary. There is a minimal stand of pines, however, the abundance of hardwoods is impressive, offering significant aesthetic appeal and an excellent canopy above the clear understory. This tract is an ideal property for recreational enjoyment. Deer and turkey activity is evident and the general area has a great reputation for hunting and natural resources. This Liberty Hill tract offers no shortage of character loaded with oaks, awesome elevation changes, and a desirable location.

Directions: From I-77, take Exit 48 (SC Hwy 200) and head East towards Great Falls. Merge onto Hwy 21, turn right at the stop light in Great Falls and stay on Hwy 21/Hwy 200. Turn Right on Hwy 97, stay on Hwy 97 for about 12 miles, turn right at the Liberty Hill Post Office on Singleton Creek Road (Wildlife Road). Look for signs about 1.5 miles ahead on the right (almost across the street from 3402 Singleton Creek Rd).

Tax Map # 092-00-00-012

Location: Located on Singleton Creek Road in the scenic Liberty Hill community of Kershaw County. Located just off Hwy 97 (John G. Richards Road) this tract is situated near the Eastern side of Lake Wateree within about a 20-30 minute drive to Camden, I-77, and Lancaster. Nearby small towns include: Camden and Lancaster. Also in convenient proximity are Rock Hill, 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 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: Steep hills, drastic elevation changes, and rolling hills are typical for this location. This tract primarily consists of a natural stand of mature hardwoods with a clear understory in most areas and occasionally a mixture of pines. Occasional seasonal drains lead to small creeks and tributaries that eventually feed Lake Wateree.

Roads and Entrances: This tract offers paved road frontage on Singleton Creek Road, there are no improved access entrances and the former driveway is mostly overgrown.

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 Kershaw County School District.

Property Taxes: The property is Ag-Exempt and property taxes for 2023 were \$74.26.

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Contact:

Russ Brown

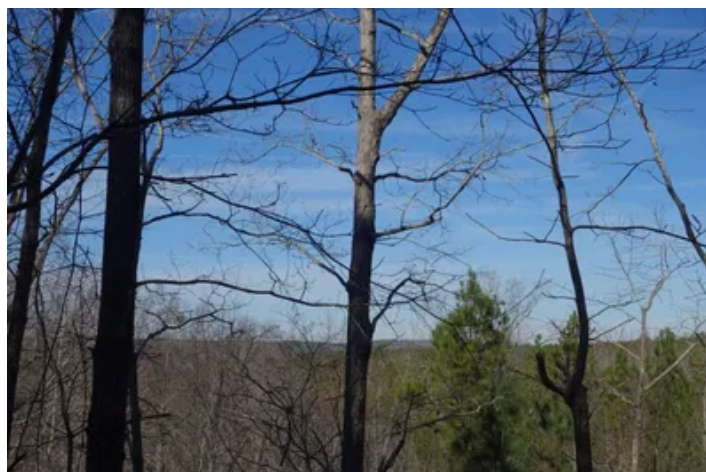
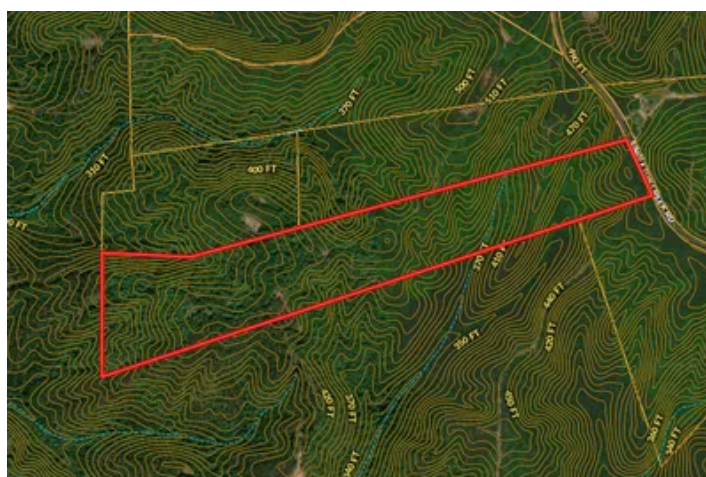
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Broker & Commission Disclosure: Buyer's Agent/Broker must be identified upon first contact with Listing Broker/Listing Agent and Buyer's Agent/Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Brown & Company.

No commission to licensed agents purchasing in any capacity that would create any principal ownership interest in the property. No land disclosure available. Buyer and/or Buyers Agent/Broker to verify any pertinent information prior to the completion of the due diligence. Buyers Agent/Broker must be identified upon first contact with Listing Broker and Buyers Agent must be present at the initial property tour in order to participate in the real estate commission.

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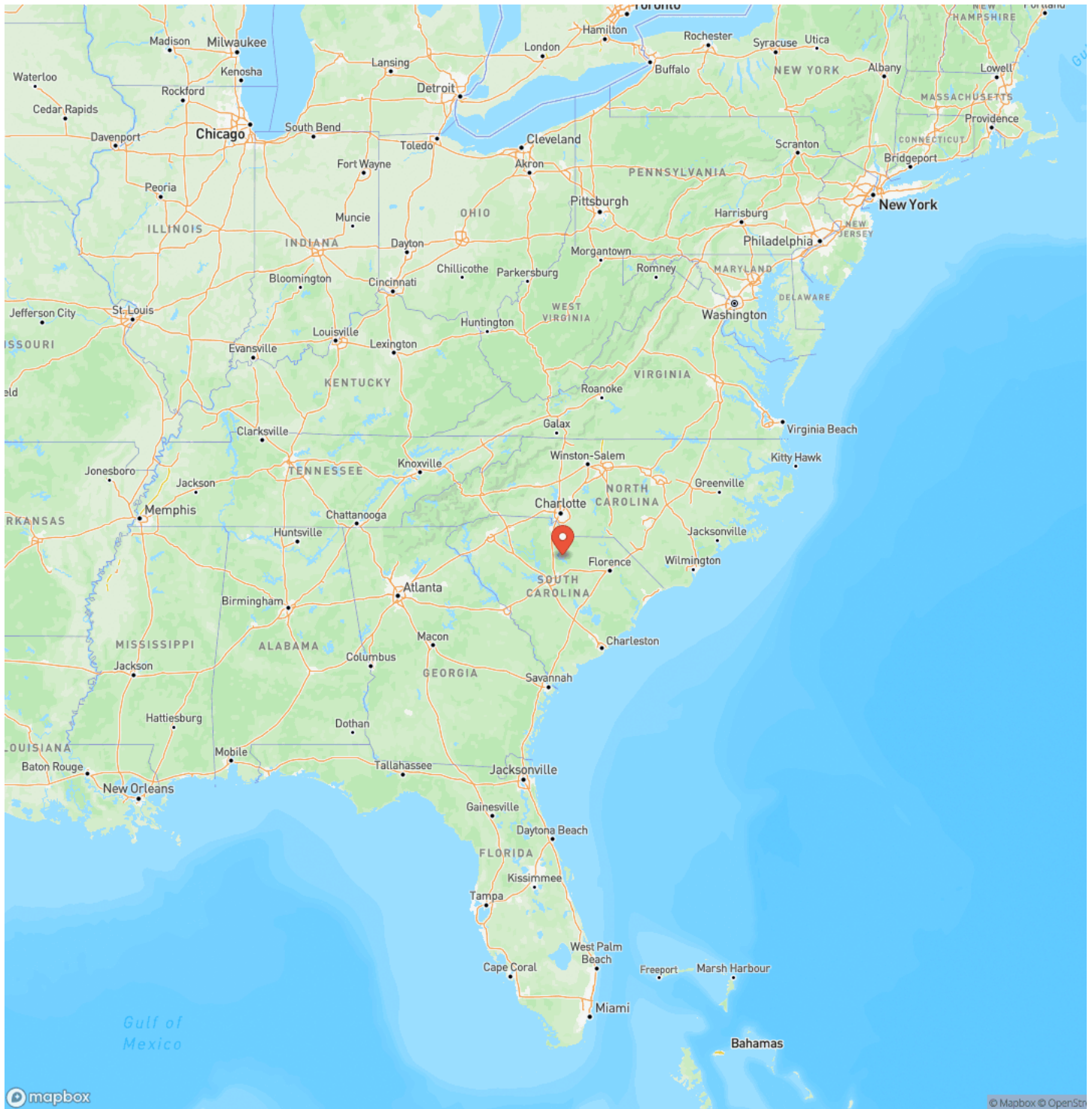
Locator Map



MORE INFO ONLINE:

<https://scacres.com/>

Locator Map



MORE INFO ONLINE:

<https://scacres.com/>

Satellite Map



MORE INFO ONLINE:

<https://scacres.com/>

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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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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