

Great North Tract - Recreational Timberland
Great North Road
Winnsboro, SC 29180

\$370,000
63.500± Acres
Fairfield County



MORE INFO ONLINE:

<https://scacres.com/>

Great North Tract - Recreational Timberland Winnsboro, SC / Fairfield County

SUMMARY

Address

Great North Road

City, State Zip

Winnsboro, SC 29180

County

Fairfield County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

34.451688 / -80.92377

Taxes (Annually)

125

Acreage

63.500

Price

\$370,000

Property Website

<https://scacres.com/property/great-north-tract-recreational-timberland-fairfield-south-carolina/80842/>



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Winnsboro, SC / Fairfield County

PROPERTY DESCRIPTION

63.5+ 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 potentially provides a significant opportunity for future timber income. The 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 network 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 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 considering for immediate enjoyment and future income potential.

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 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. 2024 Taxes were \$125.63.

Contact:

Russ Brown

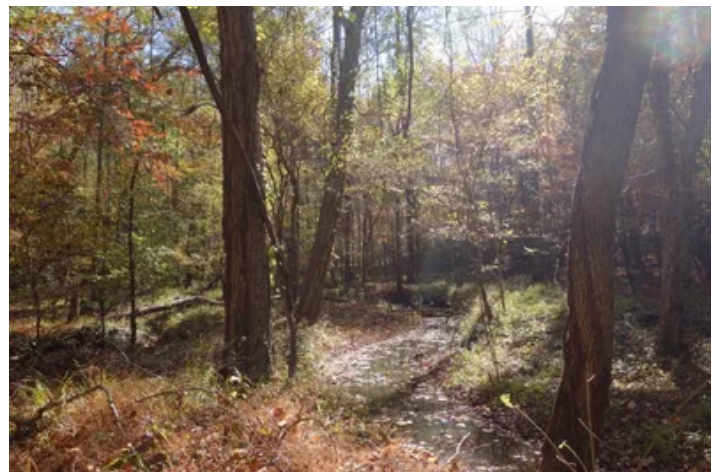
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MORE INFO ONLINE:

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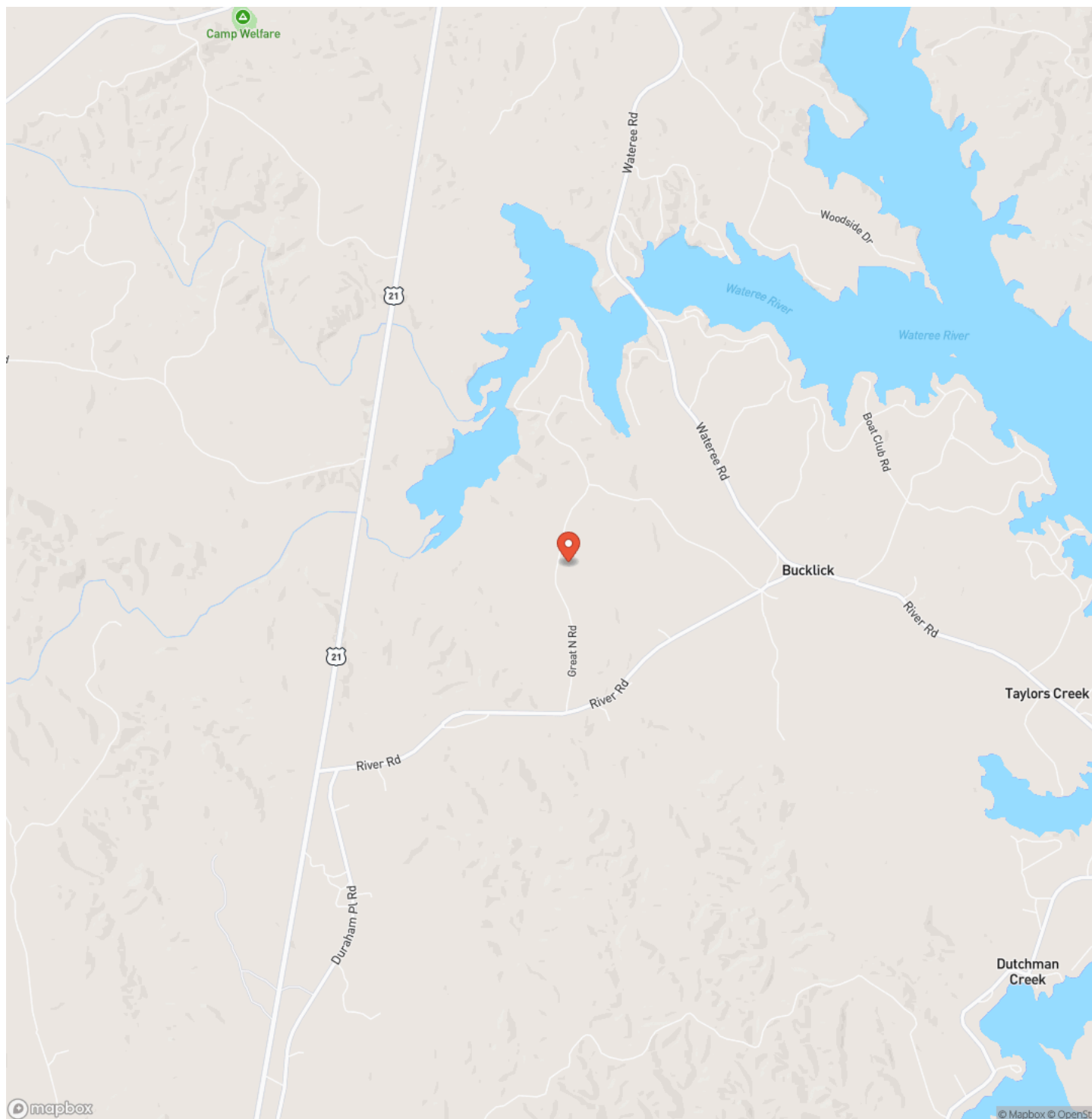
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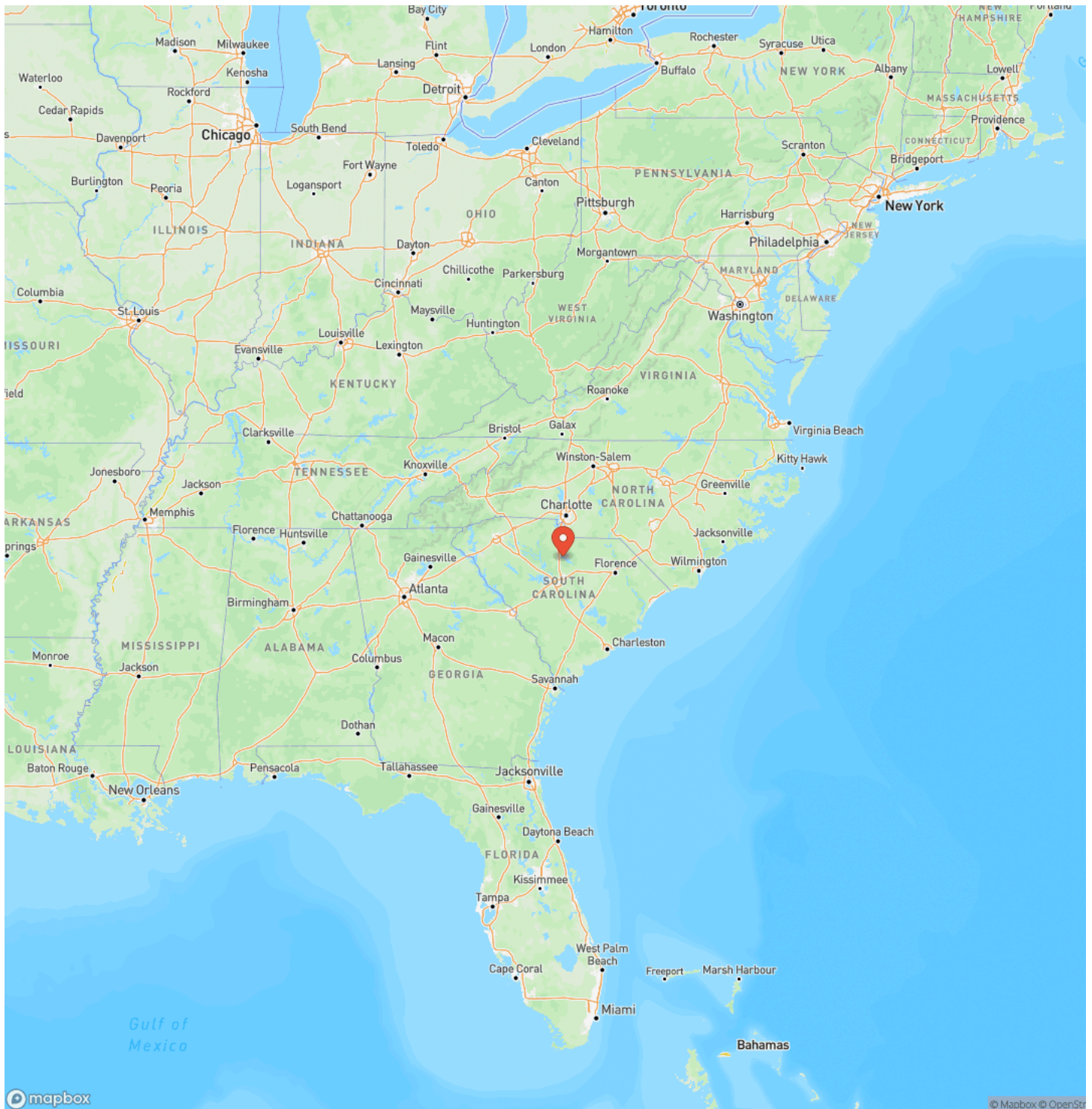
Locator Map



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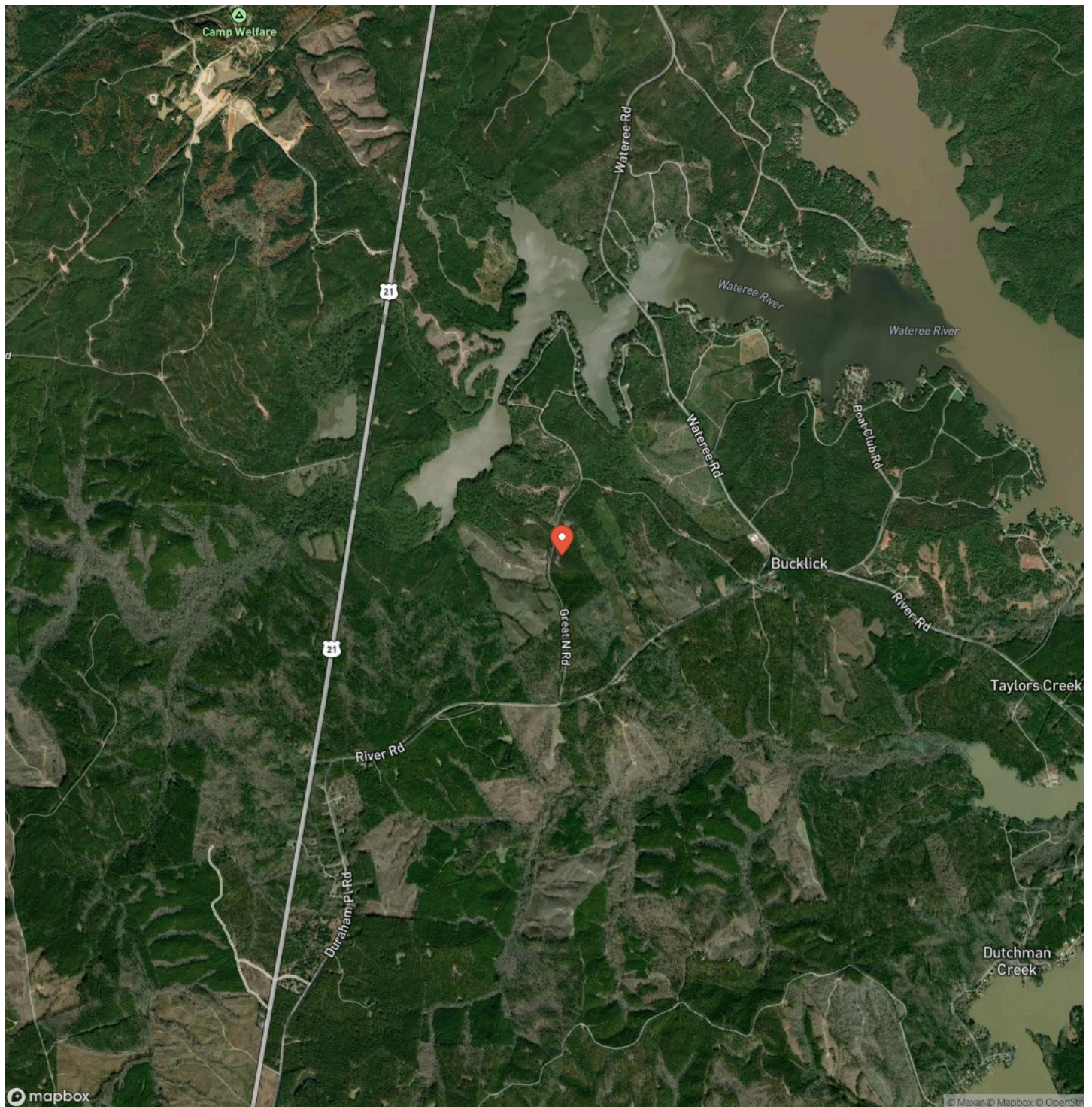
Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

City / State / Zip

NOTES

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DISCLAIMERS

Broker & Commission Disclosure: *Buyer's Agent must be identified upon first contact with Listing Firm, and Buyer's Agent 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.*

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