

White Oak Recreational Tract
Bull Run Road
Winnsboro, SC 29180

\$525,000
143± Acres
Fairfield County



MORE INFO ONLINE:

<https://scacres.com/>

White Oak Recreational Tract Winnsboro, SC / Fairfield County

SUMMARY

Address

Bull Run Road

City, State Zip

Winnsboro, SC 29180

County

Fairfield County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

34.503527 / -81.105107

Acreage

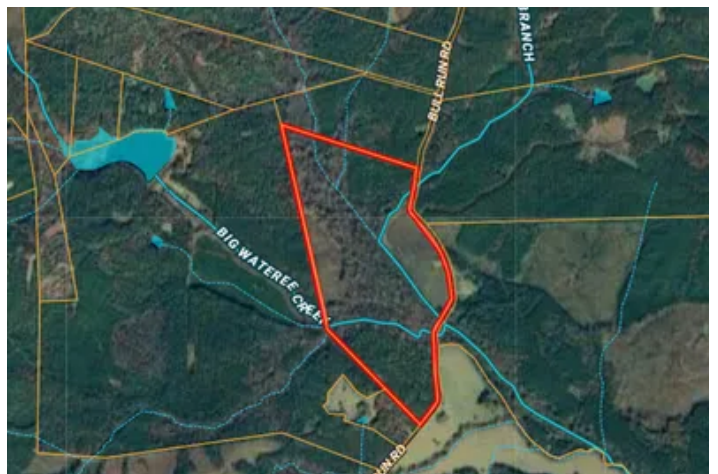
143

Price

\$525,000

Property Website

<https://scacres.com/property/white-oak-recreational-tract-fairfield-south-carolina/59470/>



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PROPERTY DESCRIPTION

143 Acre - Bull Run Tract

Creeks, Hardwood Bottoms, Rural Location, Variety of Wildlife

White Oak Community, Winnsboro, South Carolina 29180

Situated in the friendly White Oak community of Northern Fairfield County, this 143-acre property boasts natural beauty and diverse features. Three primary creeks flow in the bottoms beneath the canopy of natural hardwoods, guided by the concave topography that channels them through the center of the tract. Elevated landscapes line each boundary, enhancing the scenic views with rolling hills typical for this area of the state.

The property benefits from a large nearby watershed feeding a central creek, alongside Big Wateree Creek on the western side and contributions from Woodward Branch and smaller tributaries. An established trail system facilitates UTV access throughout, ensuring easy exploration of the majority of the land. Access provided by this network of trails leaves no wasted space or area too difficult to enjoy.

Approximately 20 acres near the entrance along Bull Run Road feature planted pines, complemented by an additional 11 acres of natural pine regeneration along the rear boundary. Around 50 acres are devoted to natural hardwood bottoms surrounding the creeks and low-lying areas.

Surrounded by private landowners with managed timber tracts and established pastures, the property offers abundant recreational opportunities and an excellent habitat for wildlife. It's home to quail, turkey, hogs, and deer, with the creeks, hardwoods, and bedding areas serving as a natural sanctuary.

A prime 31-acre portion of the property west of Big Wateree Creek hosts an excellent homesite, complete with picturesque views of neighboring pastures and a creek. This ideal location not only provides a scenic setting for a residence but also retains the recreational advantages of the remaining acreage.

This rural country setting is perfect for both recreational enjoyment and potential primary residence. For further details, contact Russ Brown directly at [\(803\) 718-0911](tel:8037180911).

Power is located on Bull Run Road from the western entrance, Buyer and/or Buyers Agent to confirm availability of electrical utilities with Fairfield Electric Co-operative.

The bridge on Bull Run Road where Big Wateree Creek and Woodward Branch pass is in disrepair and not currently passable with vehicles. For more information refer to Fairfield County Public Works Department.

Rural Location: Located in the northern portion of Fairfield County between Hwy 321 and I-77. Just South of Chester County and the Blackstock Community, just north of Winnsboro. Located within the I-77 corridor between the two nearest cities of Columbia and Charlotte. Nearby small towns include: Winnsboro, Blackstock, and Chester. Also in convenient proximity are Rock Hill, Blythewood, and Fort Mill.

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 and quail are slowly making a resurgence. Several public lakes and watersheds provide areas for fishing or recreational enjoyment.

Terrain and Natural Water Sources: Rolling hills are typical for this location. This tract has a mixture of premature planted pines, natural pine regeneration, and a mixture of hardwoods along the creeks and bottomland. Three primary creeks are located on-site, including Big Wateree Creek and Woodward Branch.

Roads and Entrances: Located on Bull Run Road, this tract offers an abundance of dirt/gravel unpaved road frontage on a county-maintained road with multiple gated entrance points.

Airports: The nearest major airports are Charlotte-Douglas International Airport (CLT) and Columbia Metropolitan Airport (CAE).

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)).

Property Taxes: The property is Ag-Exempt and property taxes are minimal at \$331.67 in 2023.

Broker:

Russ Brown

[\(803\) 718-0911](tel:(803)718-0911) mobile

russ@scacres.com

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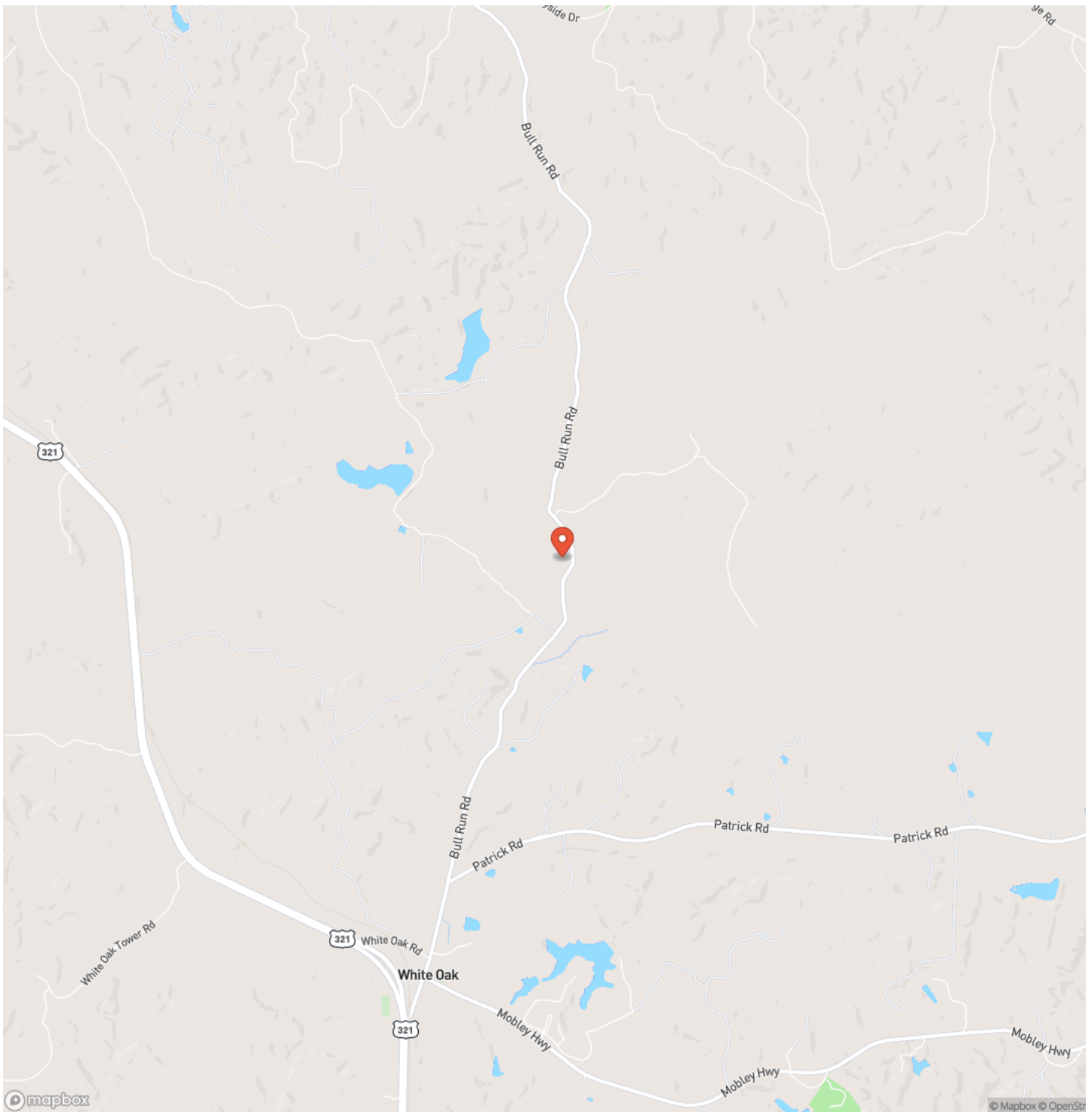
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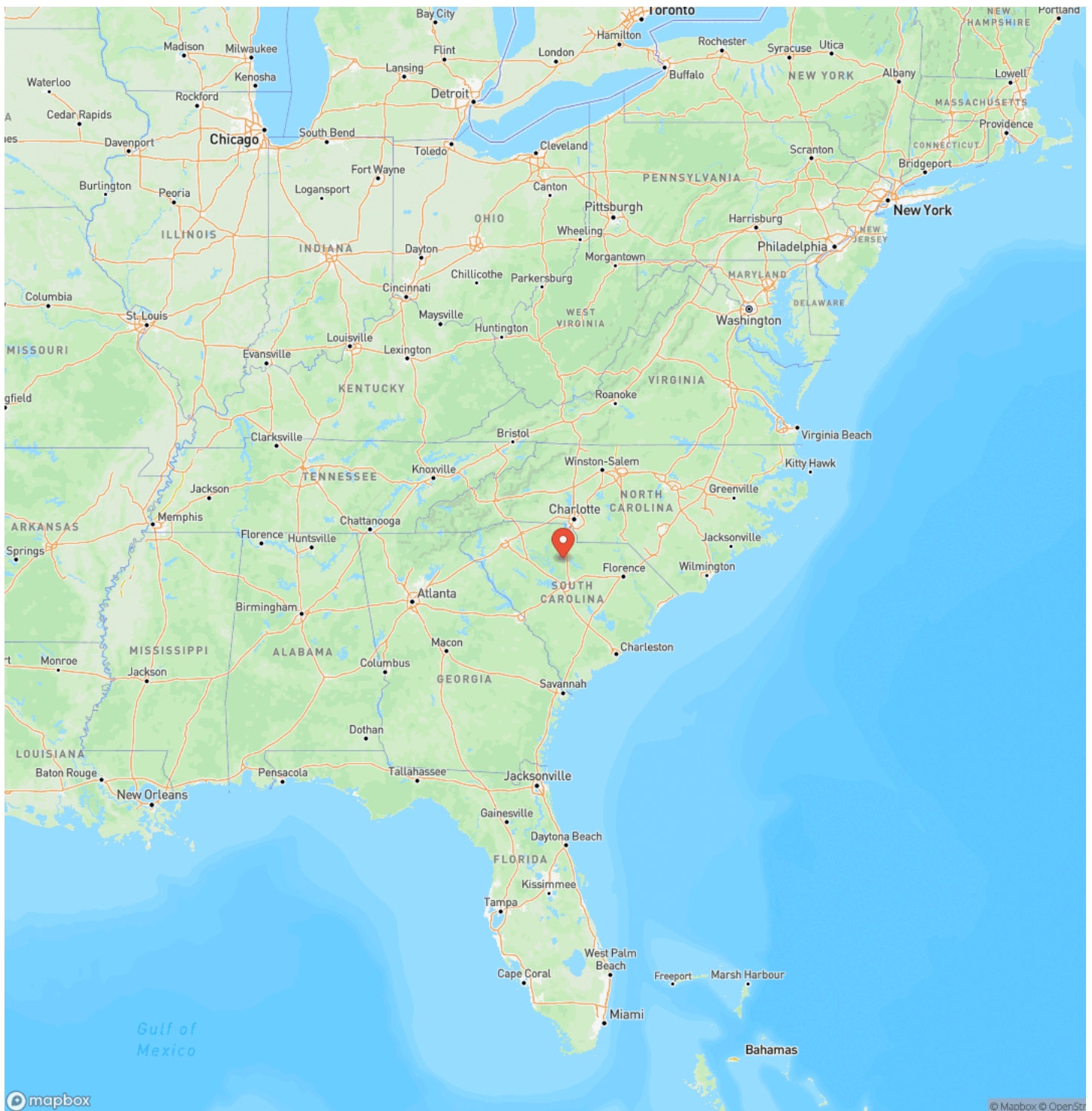
Locator Map



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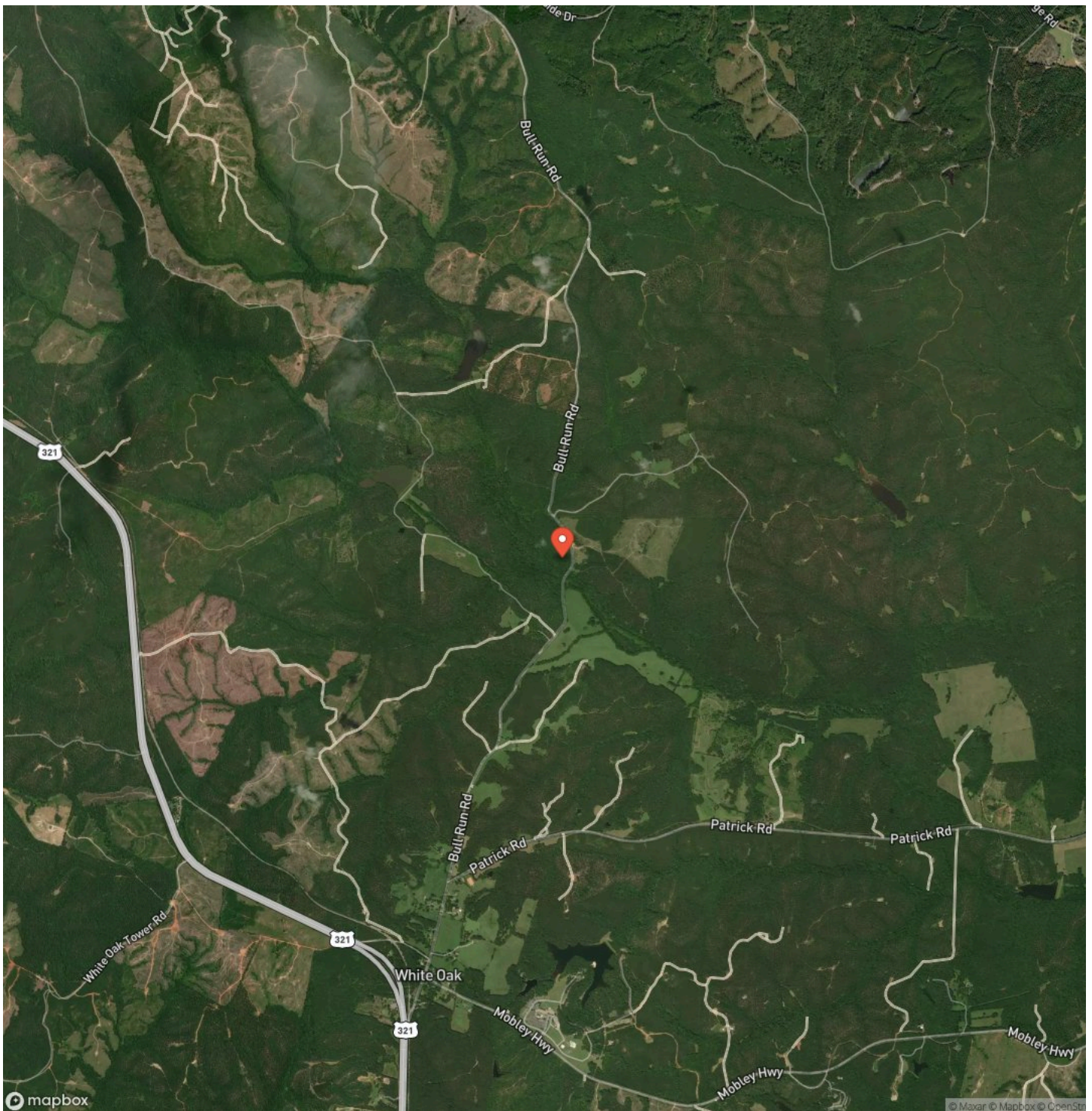
Locator Map



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Satellite Map



MORE INFO ONLINE:

<https://scacres.com/>

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

NOTES

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Brown & Company
485 US Hwy 321 Byp S
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