

**Turn-key Secluded Hunting and Fishing Retreat**  
426 Goldcrest Drive  
Winnsboro, SC 29180

**\$899,500**  
124.890± Acres  
Fairfield County



**MORE INFO ONLINE:**

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<https://scacres.com/>



## Turn-key Secluded Hunting and Fishing Retreat Winnsboro, SC / Fairfield County

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### SUMMARY

**Address**

426 Goldcrest Drive

**City, State Zip**

Winnsboro, SC 29180

**County**

Fairfield County

**Type**

Hunting Land, Recreational Land, Farms, Residential Property

**Latitude / Longitude**

34.437048 / -81.193527

**Taxes (Annually)**

1211

**Dwelling Square Feet**

600

**Bedrooms / Bathrooms**

-- / 1

**Acreage**

124.890

**Price**

\$899,500

**Property Website**

<http://www.scacres.com>



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### **PROPERTY DESCRIPTION**

**Summary:** The community of Lebanon is centrally located in Fairfield County and well known for its excellent opportunities for the avid outdoorsman. This immaculate 124.89 acre property is a rare find in this area and offers a turn-key hunting and fishing experience with total seclusion and privacy. Full utilities in a 600 +/- sq. ft. (easily expandable) rustic cabin with well, septic, mini-split HVAC system, gas log fireplace and available satellite TV. Enjoy the peace and quiet outside in your rocking chair or swing on the 320 sq. ft. covered porch. Multiple potential homesite locations throughout the property provide opportunities to build your dream home. Everything is pristine down to the smallest detail. Beautiful 1 +/- acre stocked fishpond, maintained food plots, miles of internal roads and trails, New 24' x 36' Hoover pole barn, enclosed equipment shed and 20' lockable container. Comfortable box hunting stands and planted fields - strategically placed and ready for the upcoming season. Deer, turkey, hogs, and small game are abundant throughout the property with large, adjoining landowner tracts. Covered with some of the most beautiful, mature hardwoods in the county with 40+ acres in mature planted pine. It is bordered to the north by the wide, constant flowing Dumper's Creek that attracts Wood Ducks and provides a year-round water source and natural travel corridor for wildlife. Nothing else on this scale is available in the area. It is truly a Unicorn property that is 100% turnkey for a new owner. Too many attractions to list. Scheduled appointment required for property viewing.

**Fairfield County Tax ID# 086-00-01-001-000**

**Directions:** Shown by appointment only. Schedule in advance to view the property. The listing agent will meet you at the following location:

From the intersection of Highway 200, Highway 34, and US Highway 321 Bypass in Winnsboro, SC: Travel west on Highway 34 approximately 4.6 miles to Old Douglas Road in the community of Lebanon. Meet at the Lebanon Mart convenience store located on the right. The property is located approximately 1 mile from this location.

**Location:** This property is centrally located in the Lebanon community of Fairfield County minutes from the US Highway 321 and Interstate 77 corridor between the major cities of Charlotte and Columbia. Nearby small towns include Winnsboro, Chester, and Great Falls with the larger towns of Rock Hill, Blythewood, and Newberry all within a 30-minute commute.

**Recreational Benefits:** Boating and watersports are in abundance with the nearby lakes of Monticello, Wateree, and Murray. One of the few counties in the state to be bordered along both sides by two major rivers: the Broad to the West and the Catawba to the East. The Great Falls of the Catawba offers beginner to world-class white-water kayaking and rafting adventures with primitive camping and hiking trails within a new state park scheduled to open in 2024. Carolina Adventure World, a 2,600+ acre ATV, UTV, and motorcycle riding center provides hundreds of miles of trails, overnight camping as well as seasonal concerts.

**Wildlife and Hunting:** Fairfield County is well known for its exceptional hunting and fishing. This tract is in South Carolina Game Zone 2 and is heavily populated with deer, turkey, hogs, and small game. Wood Ducks and occasional Mallards are present on the wide, continuous flowing Dumpers Creek. Hunt quail and pheasant at Uplands Wing Preserve located in Blair, SC (less than 10 minutes away). Largemouth Bass and Bluegill are stocked in the pond located on the property. If you enjoy fishing and boating on a larger scale, a 45-minute drive can place at the larger public lakes of Wateree, Monticello, Murray, and Wylie.

**Terrain and Natural Water Sources:** This property gives the feel of being in the southern portion of the Appalachian Mountains with its rolling terrain and beautiful stands of mature hardwoods. The bottomland along Dumpers Creek has been cleared of understory offering unobstructed views. Two constantly flowing spring fed creeks dissect the tract and feed into Dumpers Creek.

**Roads and Entrances:** Located just off Old Douglas Road, this tract has two gated entrances with nearly two miles of heavily gravel based roads that have been topped with slag which produces zero dust in dry conditions. Several miles of internal trail systems allow UTV/ATV travel throughout the property making it convenient to reach your favorite hunting spots.

**Airports:** The nearest public airports are Charlotte-Douglas International and Columbia Metropolitan.

**School Districts:** This tract is in the Fairfield County School District. Other educational opportunities include Richard Wynn Academy (Private - South Carolina Independent School Association (SCISA)).

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**Property Taxes:** This property is Ag-Exempt and property taxes for 2023 were \$1,211.19.

**Contacts:** Jeff Parker      [\(803\) 519-7829](tel:(803)519-7829) mobile      [jeff@scacres.com](mailto:jeff@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.

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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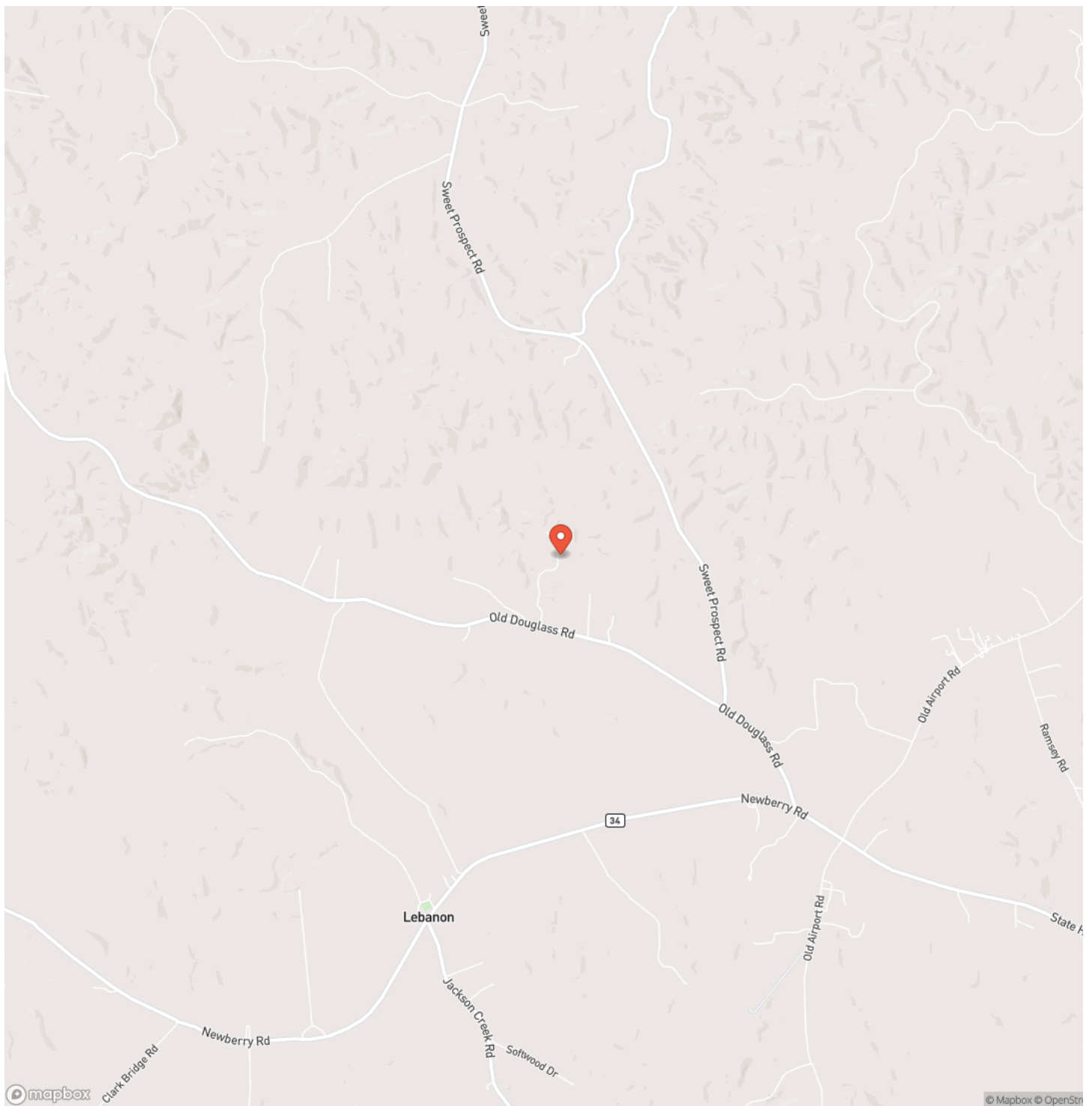
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## Locator Map

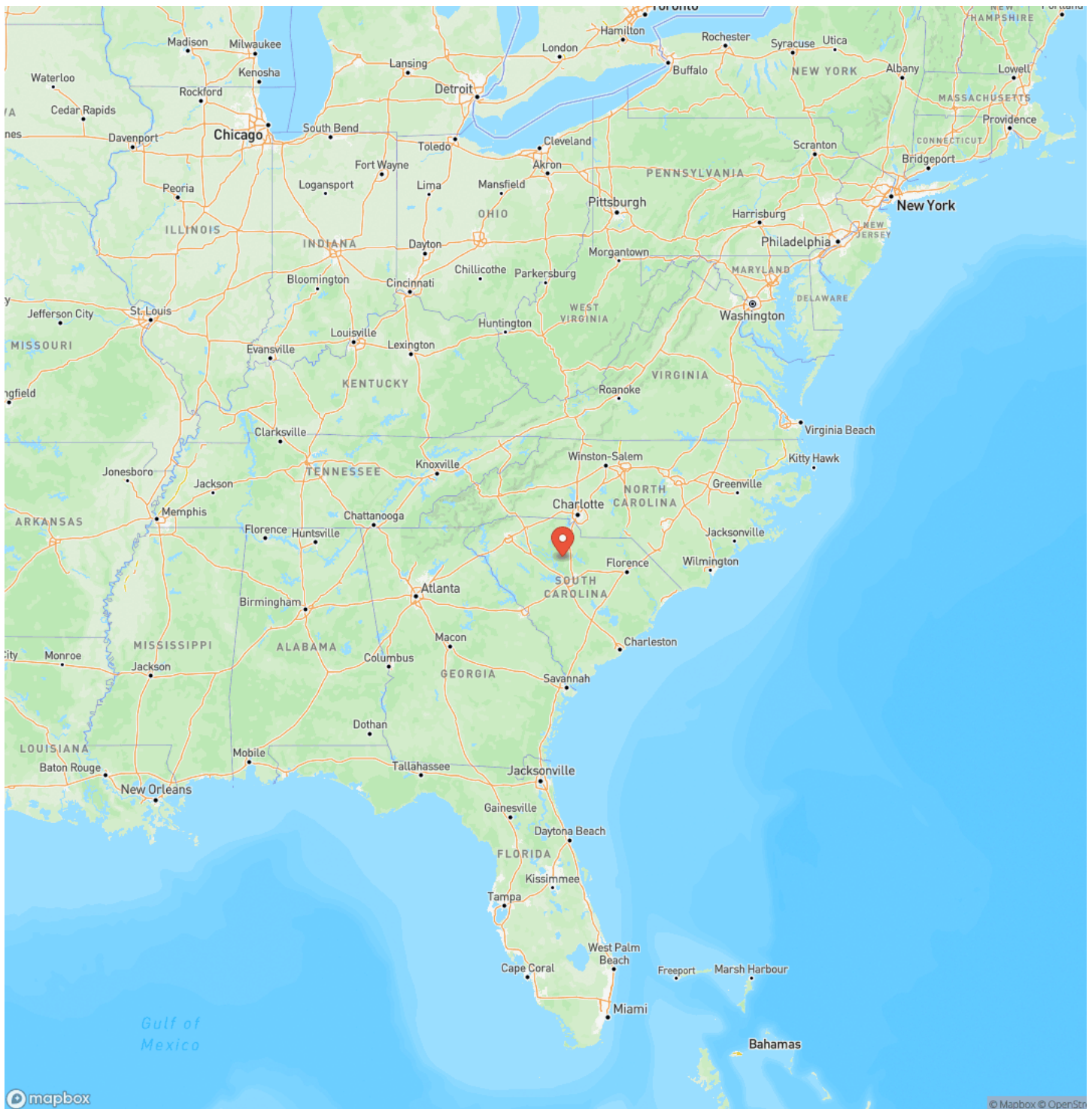


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## Locator Map

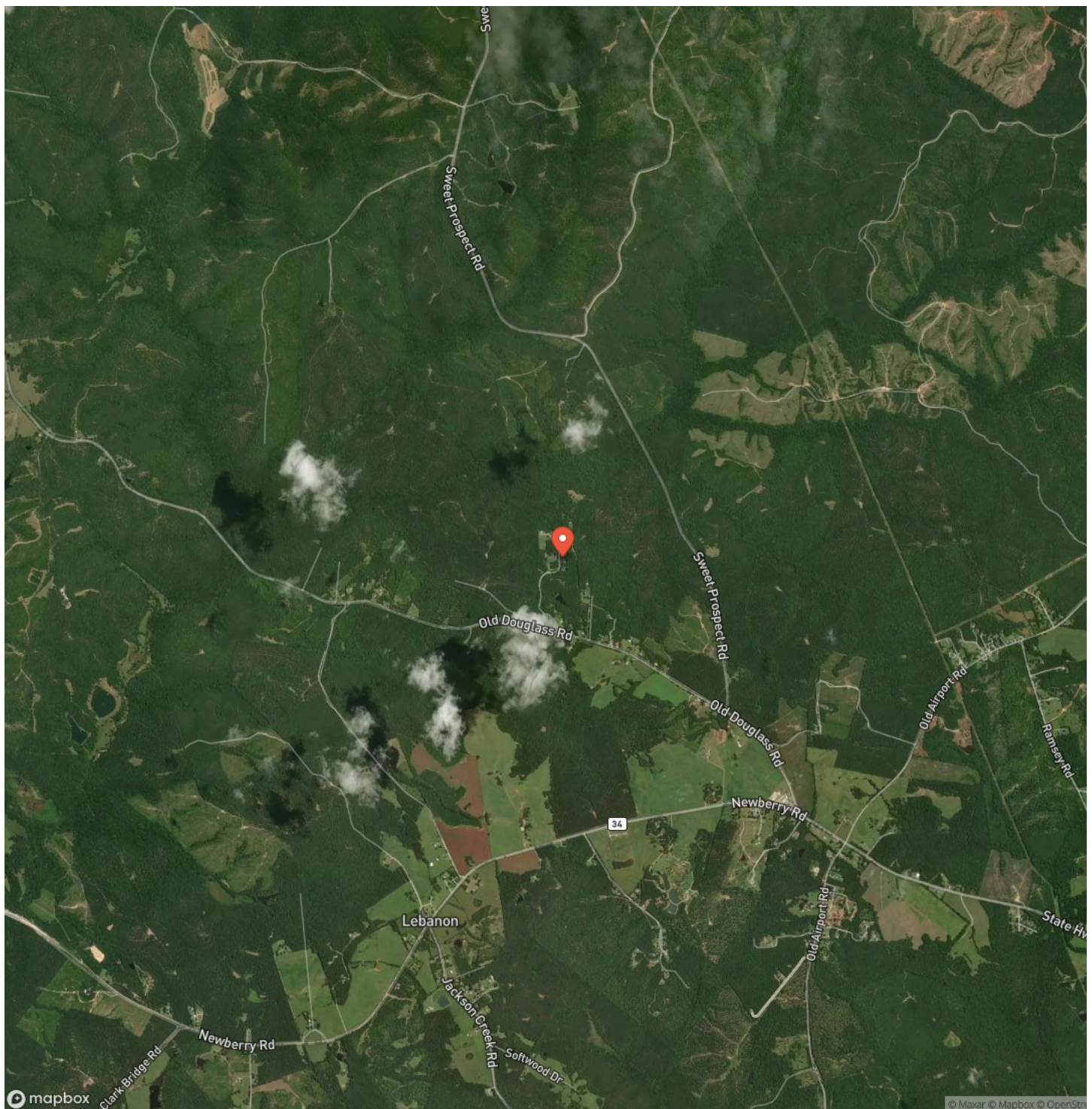


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## Satellite Map



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## Turn-key Secluded Hunting and Fishing Retreat Winnsboro, SC / Fairfield County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeff Parker

## Mobile

(803) 519-7829

## Office

(803) 519-7829

## Email

jeff@scacres.com

**Address**

485 US Hwy 321 Byp S

## City / State / Zip

Winnsboro, SC 29180

## NOTES

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.

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