

**The Flats Tract**  
Flint Hill Rd.  
Ridgeway, SC 29130

**\$1,195,000**  
280± Acres  
Fairfield County



## The Flats Tract

### Ridgeway, SC / Fairfield County

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#### **SUMMARY**

##### **Address**

Flint Hill Rd. null

##### **City, State Zip**

Ridgeway, SC 29130

##### **County**

Fairfield County

##### **Type**

Recreational Land, Hunting Land, Timberland

##### **Latitude / Longitude**

34.390353 / -80.915671

##### **Acreage**

280

##### **Price**

\$1,195,000

##### **Property Website**

<https://www.mossyoakproperties.com/property/the-flats-tract/fairfield/south-carolina/81466/>



**MORE INFO ONLINE:**

<https://www.mossyoakproperties.com/office/mossy-oak-properties-rural-land-investments/>

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#### **PROPERTY DESCRIPTION**

The Flats Tract is an incomparable investment-grade property in eastern Fairfield County. Few properties can match the timber investment potential, conservation opportunities and recreational possibilities afforded by this 280-acre natural masterpiece, and even fewer can do so within a 40-minute drive of Columbia, SC.

The obvious pearl of the Flats Tract is the nearly 6,000 feet of frontage on the Dutchmans Creek. But look closely and you'll notice that the property's topography is just as unique. Rarely in the hills of the piedmont do you have the opportunity to disappear into the flat distance of a forest. The Flats Tract offers that and so much more. Old pastures have long given way to natural hardwoods but maintain their grasses in the shade. Mature pines and mature hardwoods provide the mature investor and hunter with a perfect media to hone their skills in stewardship. Almost 80 acres of beautiful natural hardwoods adorn Dutchmans Creek and combine with the carefully managed pines to host deer, turkey and quail. Wildlife is plentiful and largely undisturbed, making chance encounters frequent and enjoyably unpredictable. Almost 140 acres of 35–45-year-old merchantable pine plantations provide valuable upland habitat and immediate liquidity.

With a location that is both private and practical, the Flats Tract lies just 8 miles north of Ridgeway. Camden is a pleasant 25-mile drive. Columbia is 40 minutes away and you can reach Charlotte in just over an hour.

Call Gary Springer at (803)730-1248 for more information or to schedule a tour.

**MORE INFO ONLINE:**

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## Locator Map

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## Locator Map

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## Satellite Map

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## The Flats Tract

### Ridgeway, SC / Fairfield County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Gary Springer

## Mobile

(803) 730-1248

## Office

(803) 722-1124

## Email

gspringer@mossyoakproperties.com

## Address

245 Stoneridge Drive

## City / State / Zip

Columbia, SC 29210

## NOTES

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## NOTES

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## **DISCLAIMERS**

*"Property inspections shall be done during daylight hours. Seller and Rural Land Investments in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property."*

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**Mossy Oak Properties Milliken Advisors Realty Group**

245 Stoneridge Drive

Columbia, SC 29210

(803) 722-1124

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