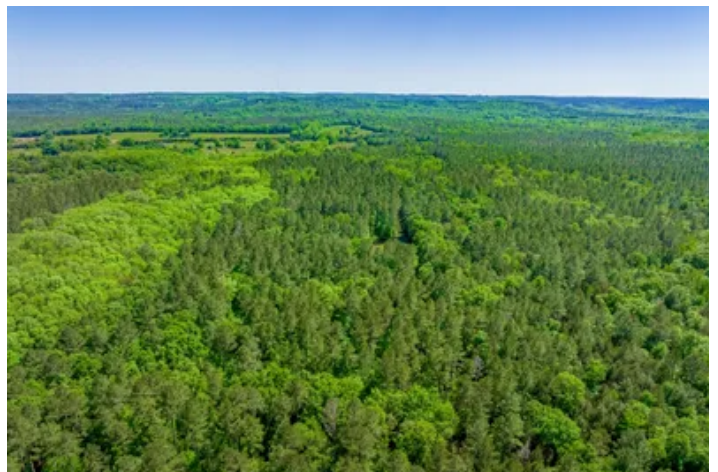


The Flats Tract
Flint Hill Rd.
Ridgeway, SC 29130

\$1,487,718
280± Acres
Fairfield County



The Flats Tract

Ridgeway, SC / Fairfield County

SUMMARY

Address

Flint Hill Rd.

City, State Zip

Ridgeway, SC 29130

County

Fairfield County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

34.390353 / -80.915671

Acreage

280

Price

\$1,487,718

Property Website

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



The Flats Tract

Ridgeway, SC / Fairfield County

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.

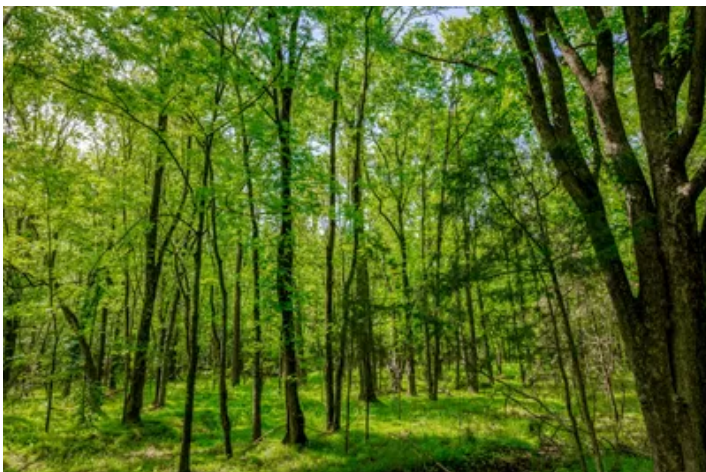
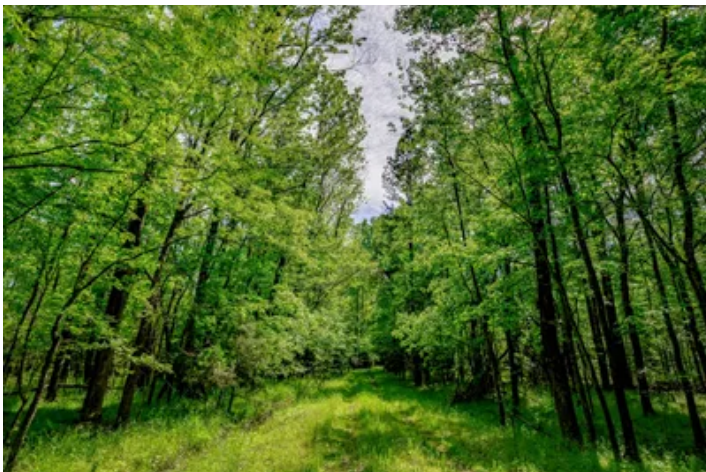
The obvious pearl of the Flats Tract is the nearly 6,000 feet of frontage on the Dutchmans Creek. But look closely and you'll notice that the property's topography is just as unique. Rarely in the hills of the piedmont do you have the opportunity to disappear into the flat distance of a forest. The Flats 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.

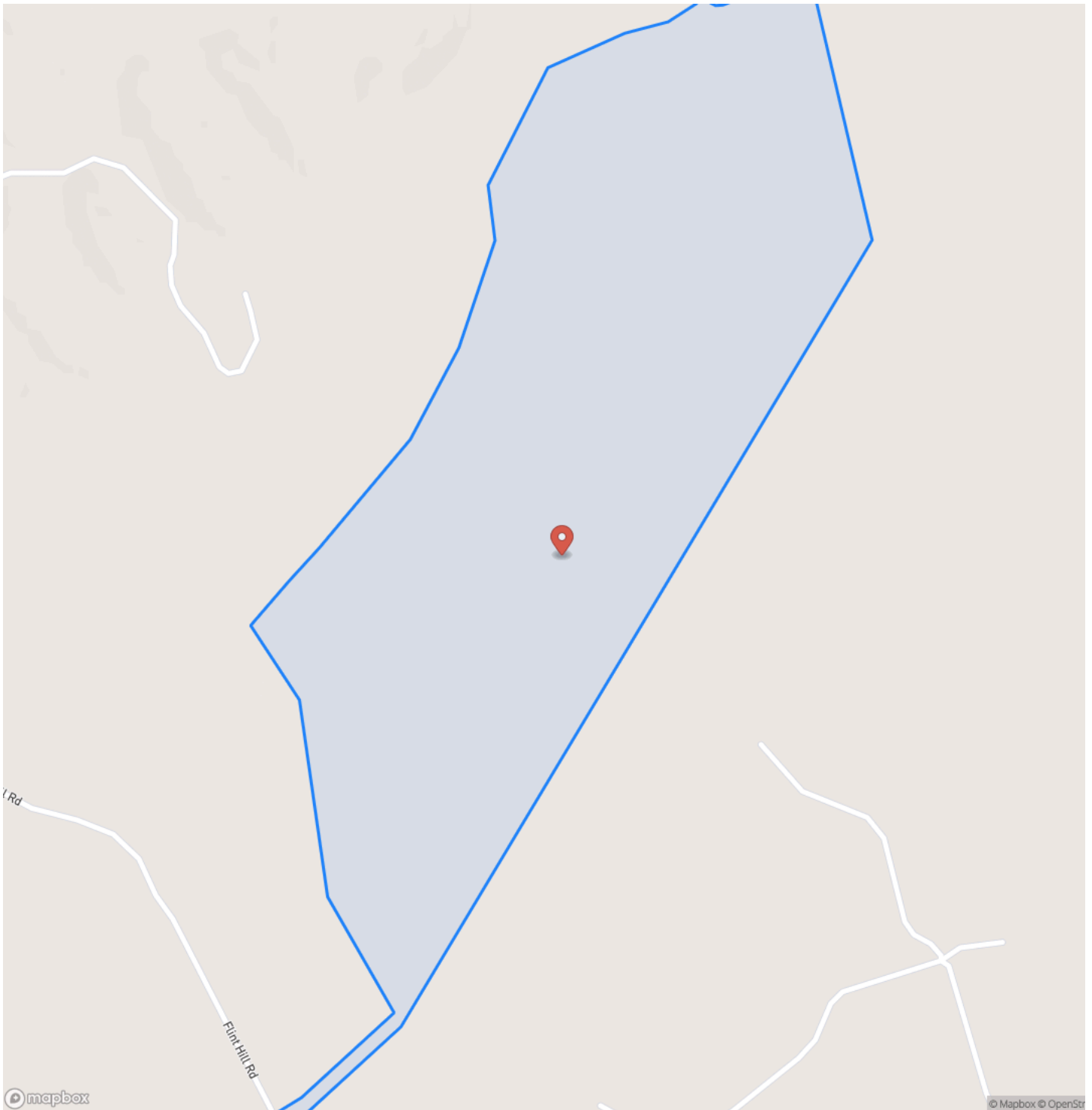
Call Gary Springer at (803)730-1248 for more information or to schedule a tour.



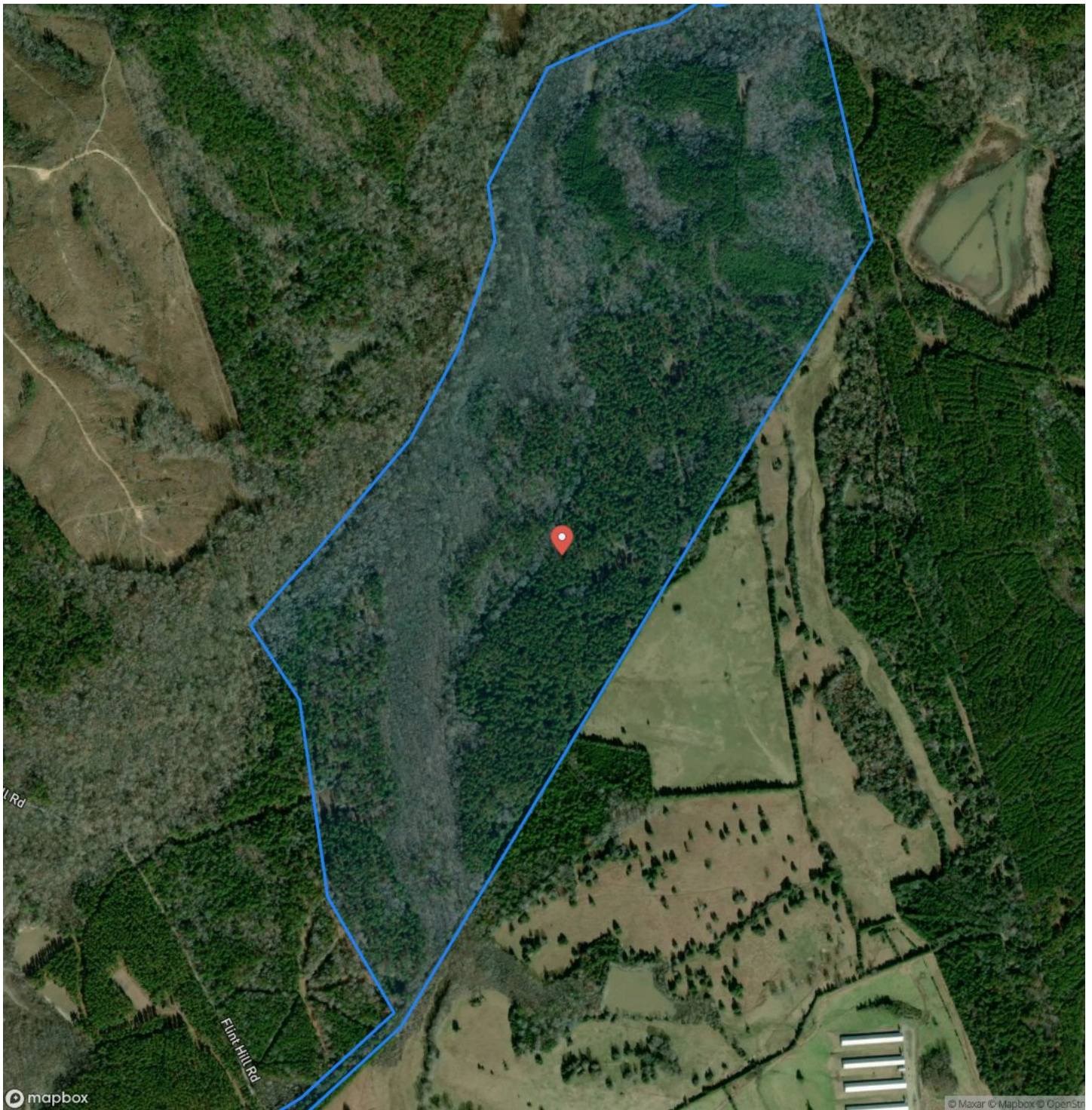
The Flats Tract
Ridgeway, SC / Fairfield County



Locator Map



Satellite Map



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

NOTES

[illegible]

This image shows a single 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.



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

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Rural Land Investments

245 Stoneridge Drive

Columbia, SC 29210

(803) 722-1124

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