

The Southern Moon Tract
Old Winnsboro Rd
Great Falls, SC 29014

\$1,350,000
180± Acres
Chester County



The Southern Moon Tract

Great Falls, SC / Chester County

SUMMARY

Address

Old Winnsboro Rd

City, State Zip

Great Falls, SC 29014

County

Chester County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

34.55985 / -80.937075

Dwelling Square Feet

1008

Bedrooms / Bathrooms

2 / --

Acreage

180

Price

\$1,350,000

Property Website

<https://www.mossyoakproperties.com/property/the-southern-moon-tract-chester-south-carolina/89452/>



PROPERTY DESCRIPTION

A Quintessential Chester County Farm; the Southern Moon Tract

The Southern Moon Tract is classic Chester County recreational property with a variety of features that allow immediate enjoyment of life in the country. Over 70 acres of mature pines fill the middle of the property and provide countless hunting and habitat management opportunities. Nestled neatly within the conifer forest is a beautiful 3-acre pond, with a shoreline dotted with boulders. East and west portions of the property host young pine plantations that were established in 2001 and offer attractive cover and nesting habitat while exhibiting excellent growth. Natural mature hardwoods adorn Turkey Branch, which crosses the northern portion of the property. Scattered throughout but placed with purpose are several food plots and orchards, and well-planned roads and firebreaks provide access to every portion of the tract. At the north end of the property is a comfortable 1,000 square-foot cottage with a new roof and security system, neatly situated in the shade of old walnut trees. In all, the Southern Moon Tract is over 170 total acres of tree farming, fishing, hunting, tractor therapy and family gatherings. Additional outdoor activities can be enjoyed at the nearby Great Falls Whitewater Park and Debutary Creek Landing, both about 10 minutes away.

The Southern Moon Tract enjoys a quiet existence in a peaceful, rural location, but not at the sacrifice of convenience. A pleasant 20-minute drive takes you from the Southern Moon Tract to downtown Chester, and 5 minutes is all you need to be in Great Falls. The property is only 5 minutes Interstate 77, at SC Highway 200, and then less than an hour to Charlotte or Columbia.

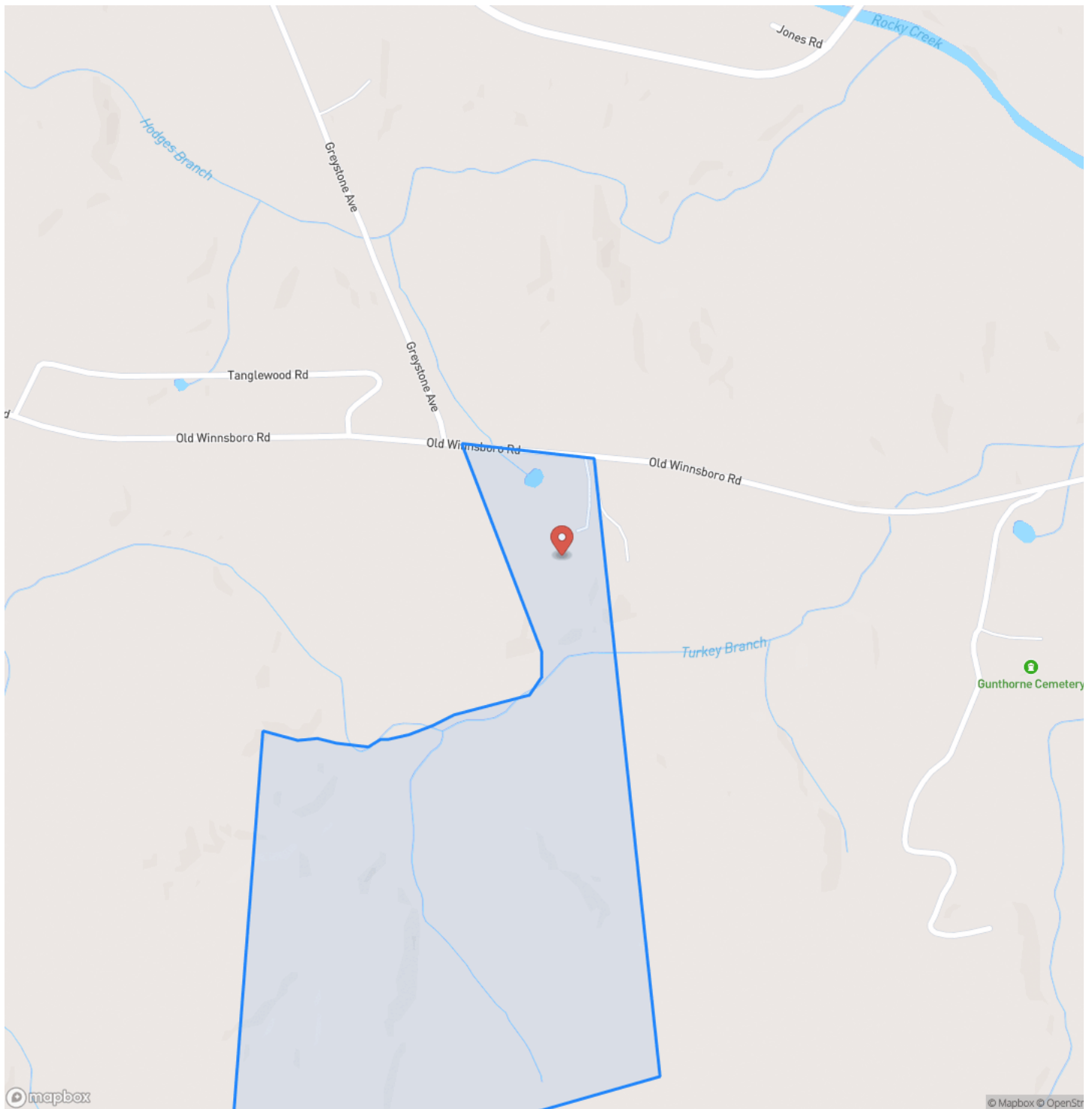
Shown by appointment only, please call Gary Springer at (803)730-1248 to schedule a tour.



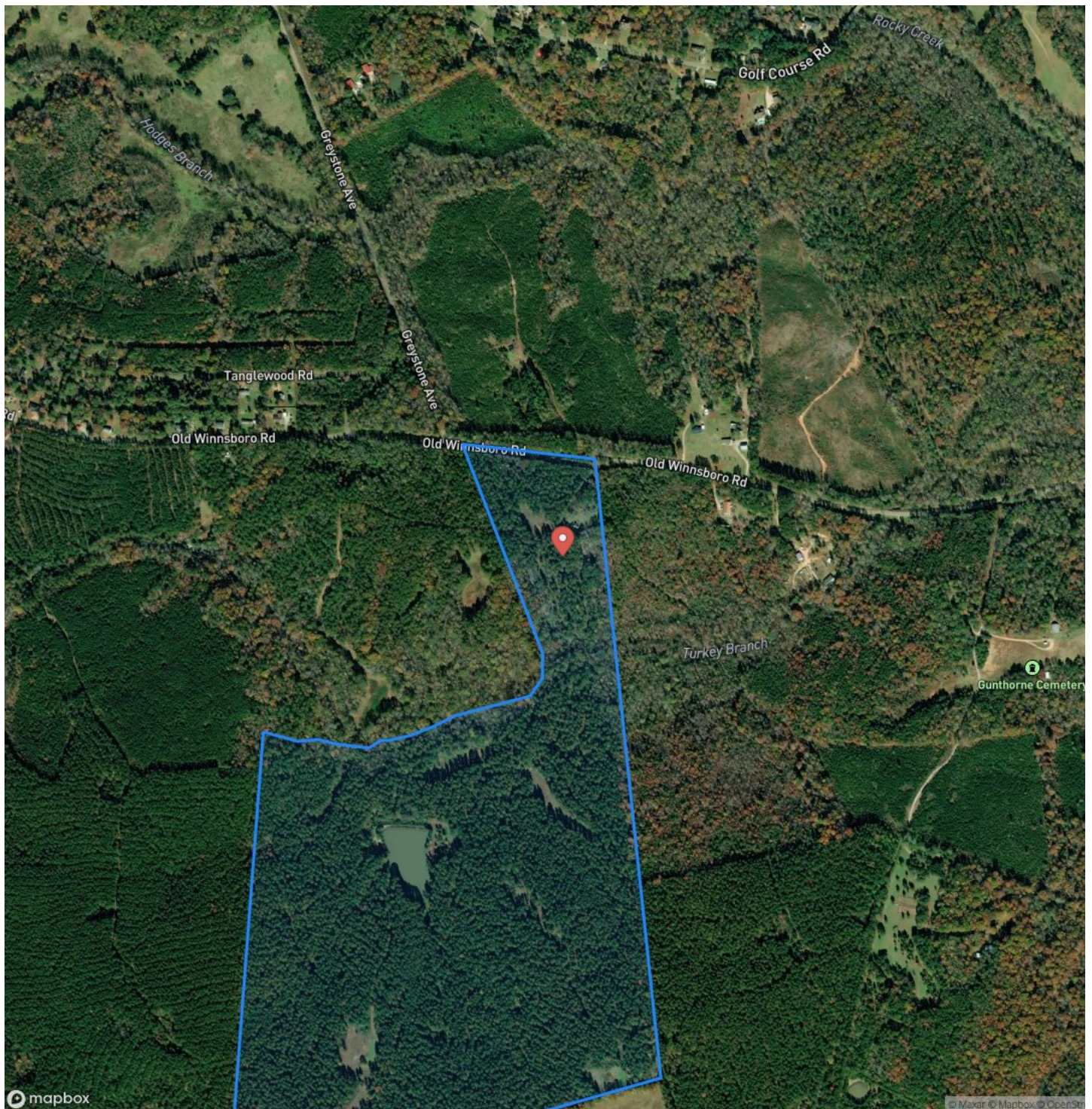
The Southern Moon Tract
Great Falls, SC / Chester County



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Springer

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Address

245 Stoneridge Drive

City / State / Zip

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.

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/>

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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

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

