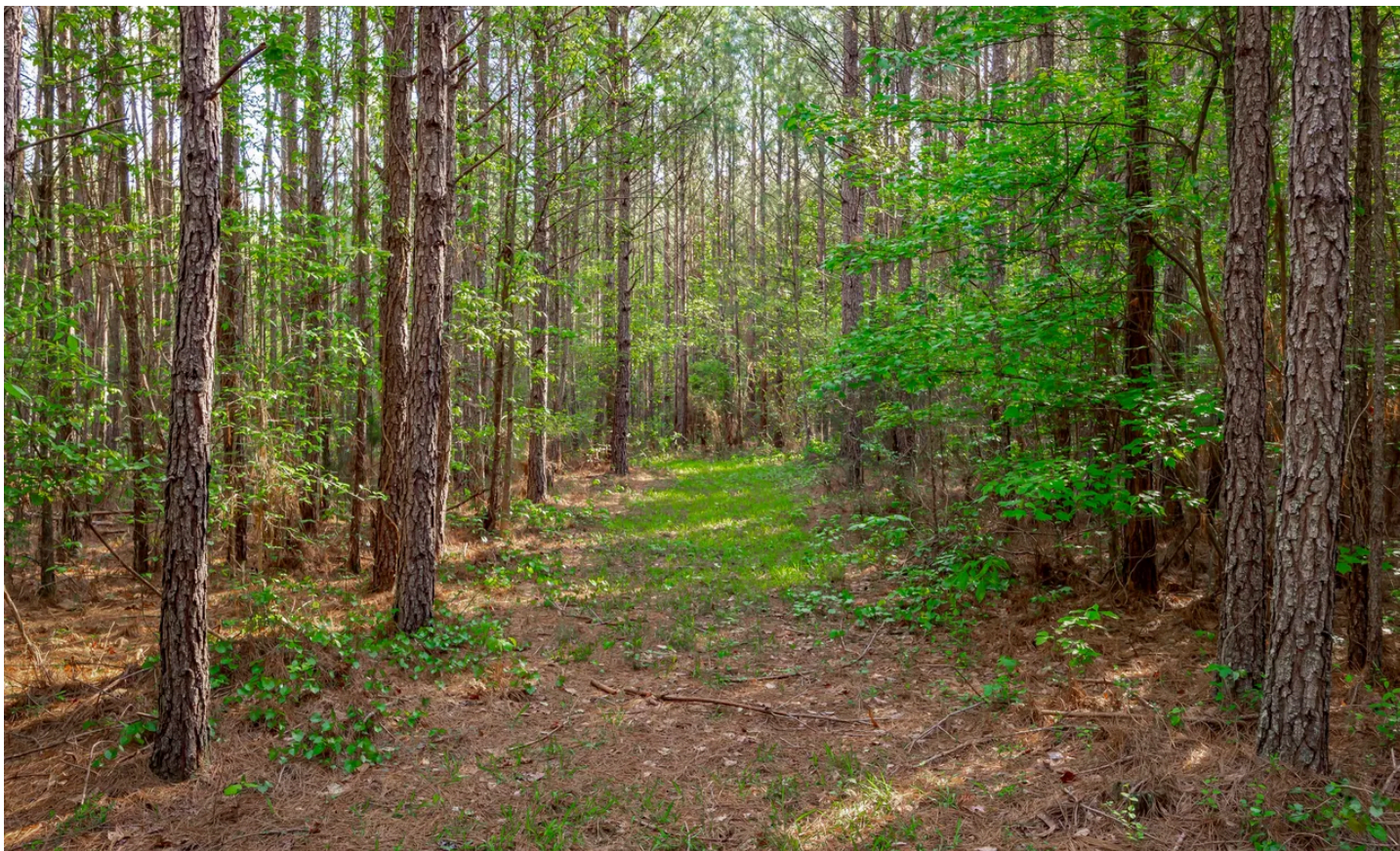


Mitchell Tract
Magnolia Lane
Saluda, SC 29138

\$295,545
48.600± Acres
Saluda County



Mitchell Tract
Saluda, SC / Saluda County

SUMMARY

Address

Magnolia Lane

City, State Zip

Saluda, SC 29138

County

Saluda County

Type

Recreational Land, Timberland

Latitude / Longitude

34.010943 / -81.869952

Acreage

48.600

Price

\$295,545

Property Website

<https://www.mossoakproperties.com/property/mitchell-tract-saluda-south-carolina/81247/>



Mitchell Tract

Saluda, SC / Saluda County

PROPERTY DESCRIPTION

The Mitchell Tract is a classic Saluda County tree farm. The 48-acre property features 18-year-old pine plantations that are ready to thin and a gentle topography that welcomes explorers of all ages. Interior trails and roads provide excellent access and a foundation for developing the property into your version of the ideal recreational playground. When you carry out that first thinning, take the opportunity to lay out fields, expand trails, and create your landscape for home or farm.

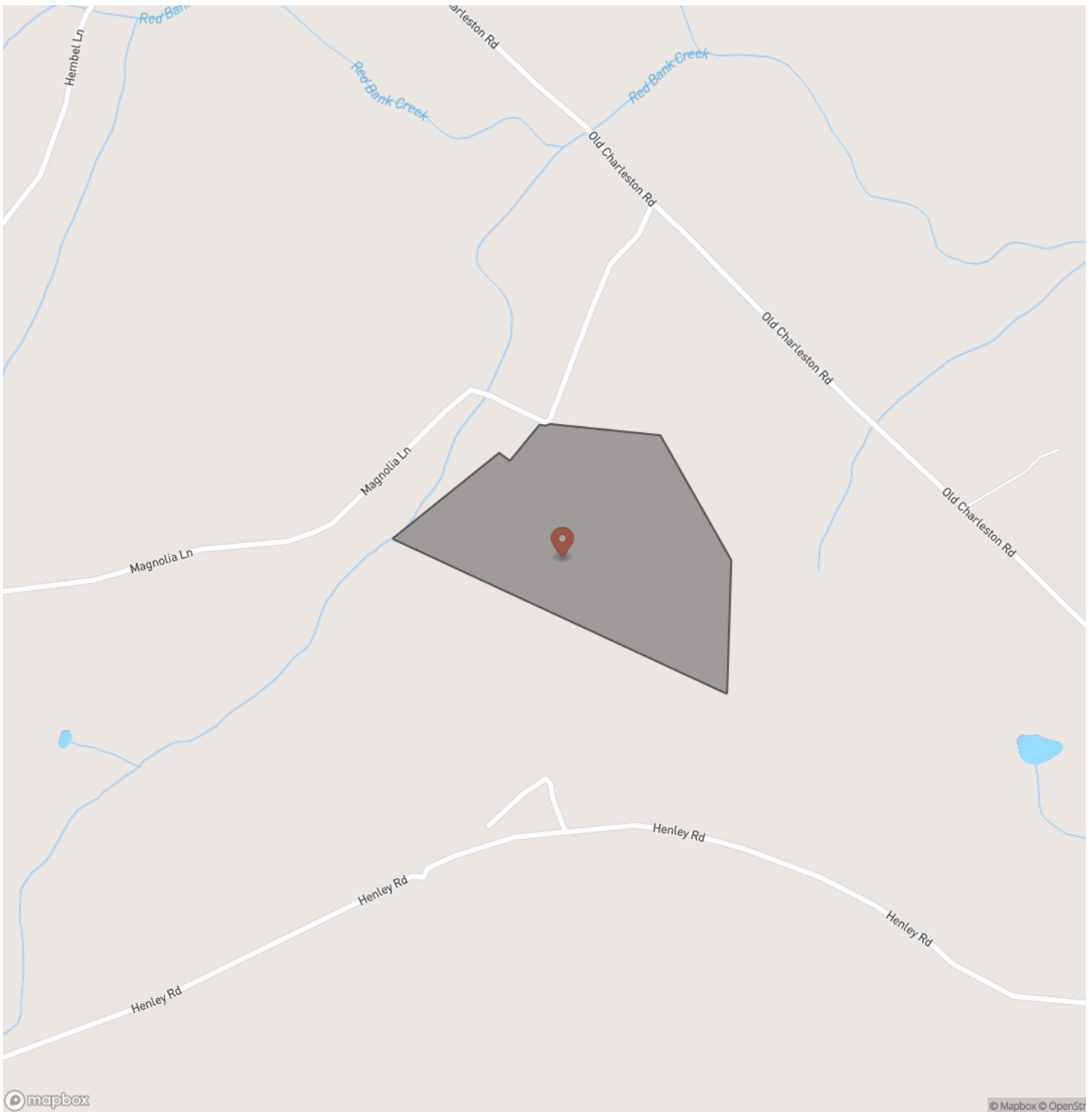
The Mitchell Tract is a simple escape, just 8 miles from Saluda. Batesburg-Leesville and Greenwood are about 30 minutes away, and Lexington is less than an hour's drive.



Mitchell Tract
Saluda, SC / Saluda County



Locator Map



Satellite Map



Mitchell Tract
Saluda, SC / Saluda County

LISTING REPRESENTATIVE
For more information contact:



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Gary Springer

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(803) 730-1248

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Email
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Address
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City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.



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.

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.



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