

ABNEY TRACT
JW Sowell Road
Jefferson, SC 29718

\$232,800
39± Acres
Kershaw County



ABNEY TRACT
Jefferson, SC / Kershaw County

SUMMARY

Address

JW Sowell Road

City, State Zip

Jefferson, SC 29718

County

Kershaw County

Type

Recreational Land, Hunting Land, Undeveloped Land, Timberland, Lot

Latitude / Longitude

34.5687698 / -80.4513232

Acreage

39

Price

\$232,800

Property Website

<https://compasslandpartners.com/property/abney-tract-kershaw-south-carolina/91062/>



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PROPERTY DESCRIPTION

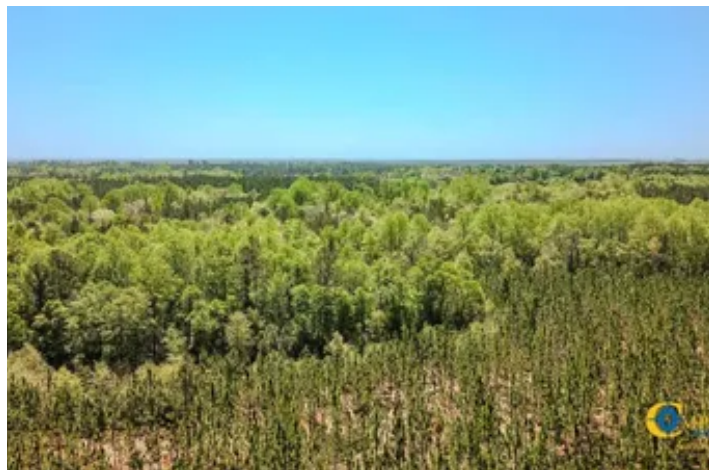
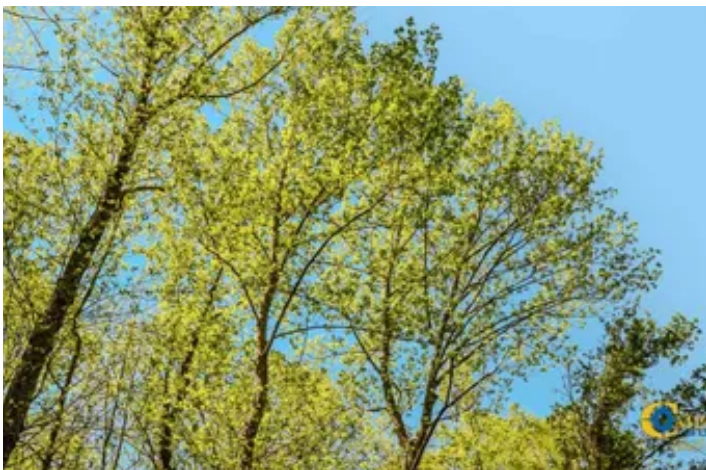
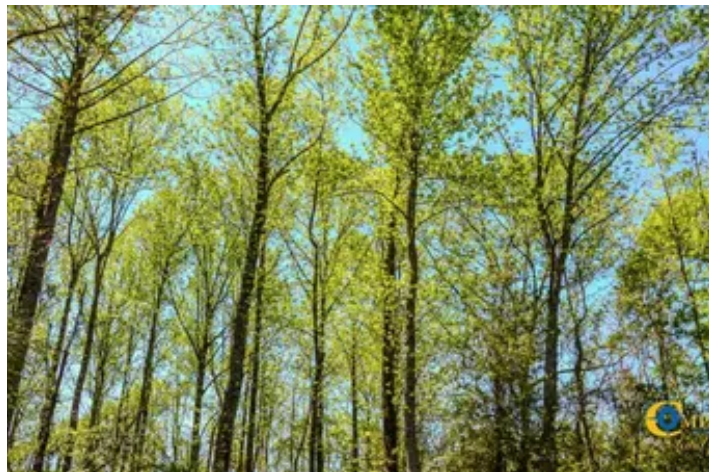
Welcome to the Abney Tract, a +/- 39-acre property in Jefferson, SC. Conveniently located just an hour from Columbia and slightly over an hour from Charlotte, this tract offers the perfect balance of rural peace and urban accessibility.

The timber consists of pre-merchantable pine plantation and a hardwood drain along the back line, making the acreage an appealing opportunity for both timber investment and recreational activities. With over 2,000 feet of road frontage on JW Sowell Road, accessibility is an alluring feature of this property.

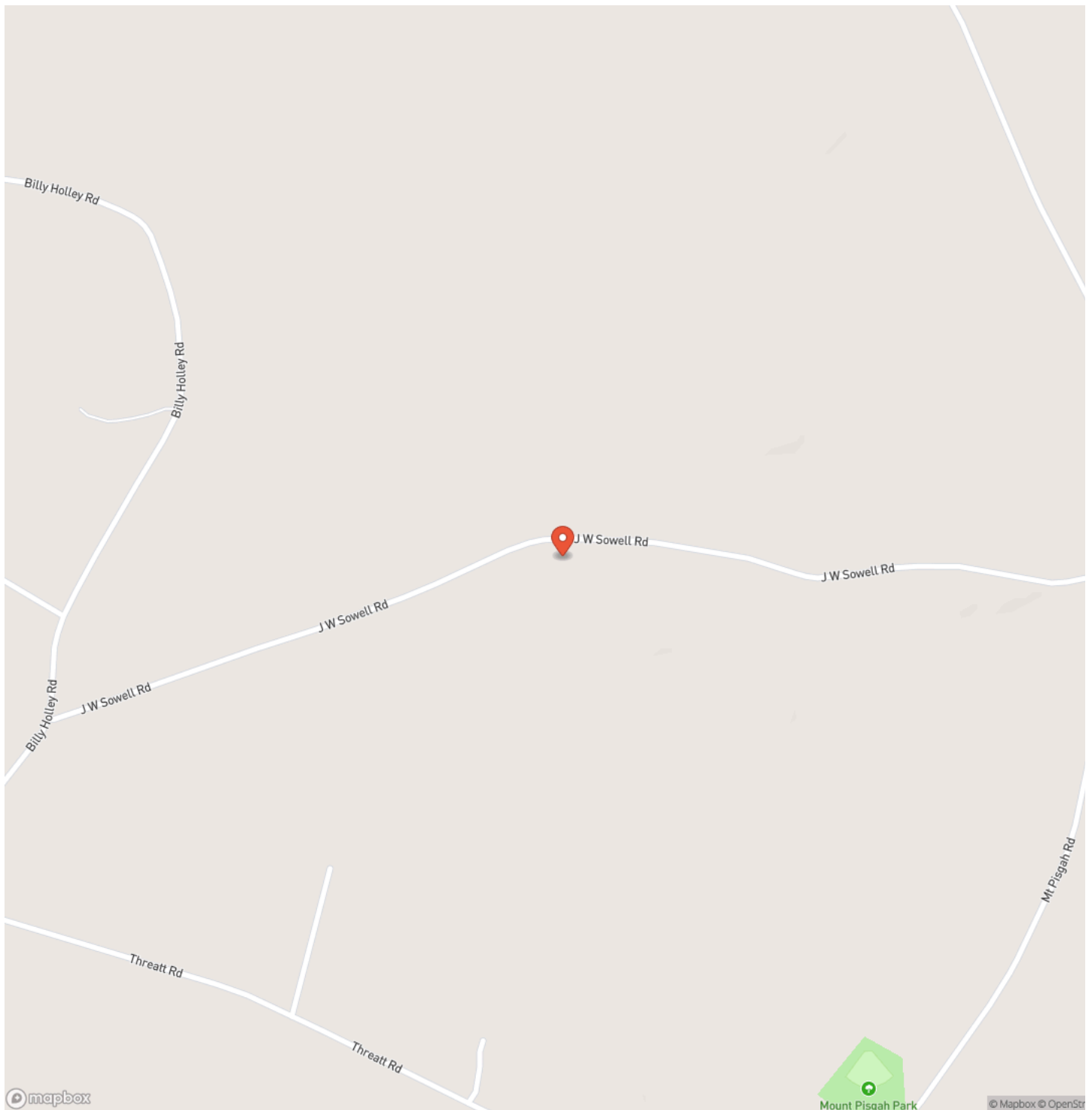
Whether you're interested in hunting or simply enjoying the great outdoors, there's plenty to explore here. Additionally, the tract offers a potential homesite with ample acreage to spare, making it an ideal location to build your dream home in the serene countryside. In summary, the Abney Tract offers the perfect combination of investment potential, recreational opportunities, and rural charm. Don't miss out on the chance to make this tranquil retreat your own! Contact us today for a private showing!



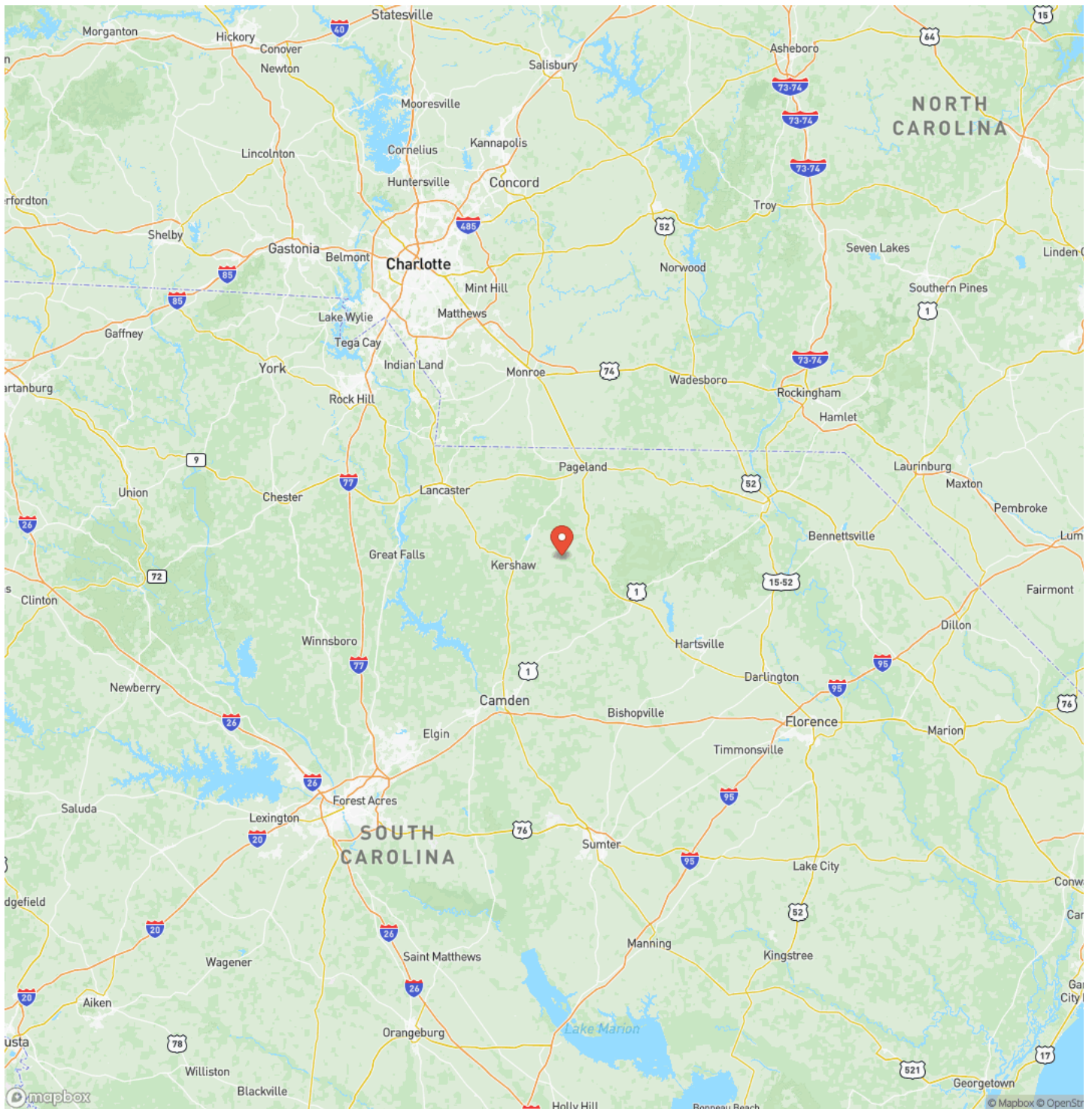
ABNEY TRACT
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Locator Map



Locator Map

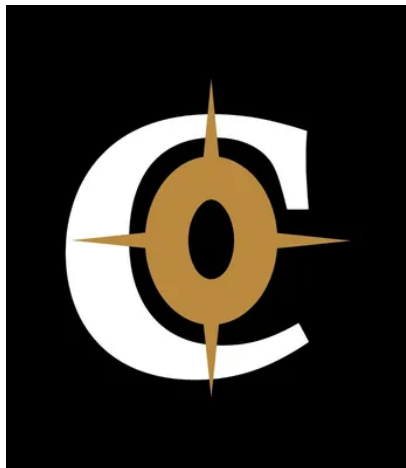


Satellite Map



Jefferson, SC / Kershaw County

For more information contact:



Compass South Land Sales

(800) 731-2278

(843) 538-6814

landsales@compasssouth.com

452 Upchurch Ln

City / State / Zip

NOTES



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://compasslandpartners.com/>

DISCLAIMERS

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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.



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