

BUFFALO TRACT
Bailey Rd
Buffalo, SC 29321

\$261,800
88± Acres
Union County



BUFFALO TRACT
Buffalo, SC / Union County

SUMMARY

Address

Bailey Rd

City, State Zip

Buffalo, SC 29321

County

Union County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

34.74159 / -81.67778

Acreage

88

Price

\$261,800

Property Website

<https://compasslandpartners.com/property/buffalo-tract-union-south-carolina/91247/>



BUFFALO TRACT

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PROPERTY DESCRIPTION

TIMBER INVESTMENT & HUNTING LAND

The Buffalo Tract is an +/- 88-acre timber tract located just outside Union, SC. The property offers the perfect combination of accessibility, natural resources, and recreational potential.

Location & Access

- Minutes from downtown Union, SC
- 30 minutes to Spartanburg, SC
- 1 hour to Greenville, SC
- Historic access via Bailey Road
- Internal road traverses the entire property for easy navigation

Property Features

- Thinned merchantable loblolly pine plantation
- Excellent hunting opportunities for white-tailed deer and wild turkey
- Prime location in the South Carolina Upstate
- Timber investment opportunity with merchantable pines

Recreational Potential

This tract presents outstanding hunting opportunities. The pine stands provide an ideal habitat for deer and turkey. In addition, the internal road allows easy access to hunting locations throughout the property.

Investment Opportunity

The merchantable timber stand represents immediate potential, while the property's location and accessibility make it an excellent long-term investment in one of South Carolina's most desirable regions.

Located in the heart of Union County, this property combines the tranquility of rural land ownership with convenient access to major Upstate cities. Whether you're seeking a hunting retreat, timber investment, or future development opportunity, the Buffalo Tract delivers exceptional potential.

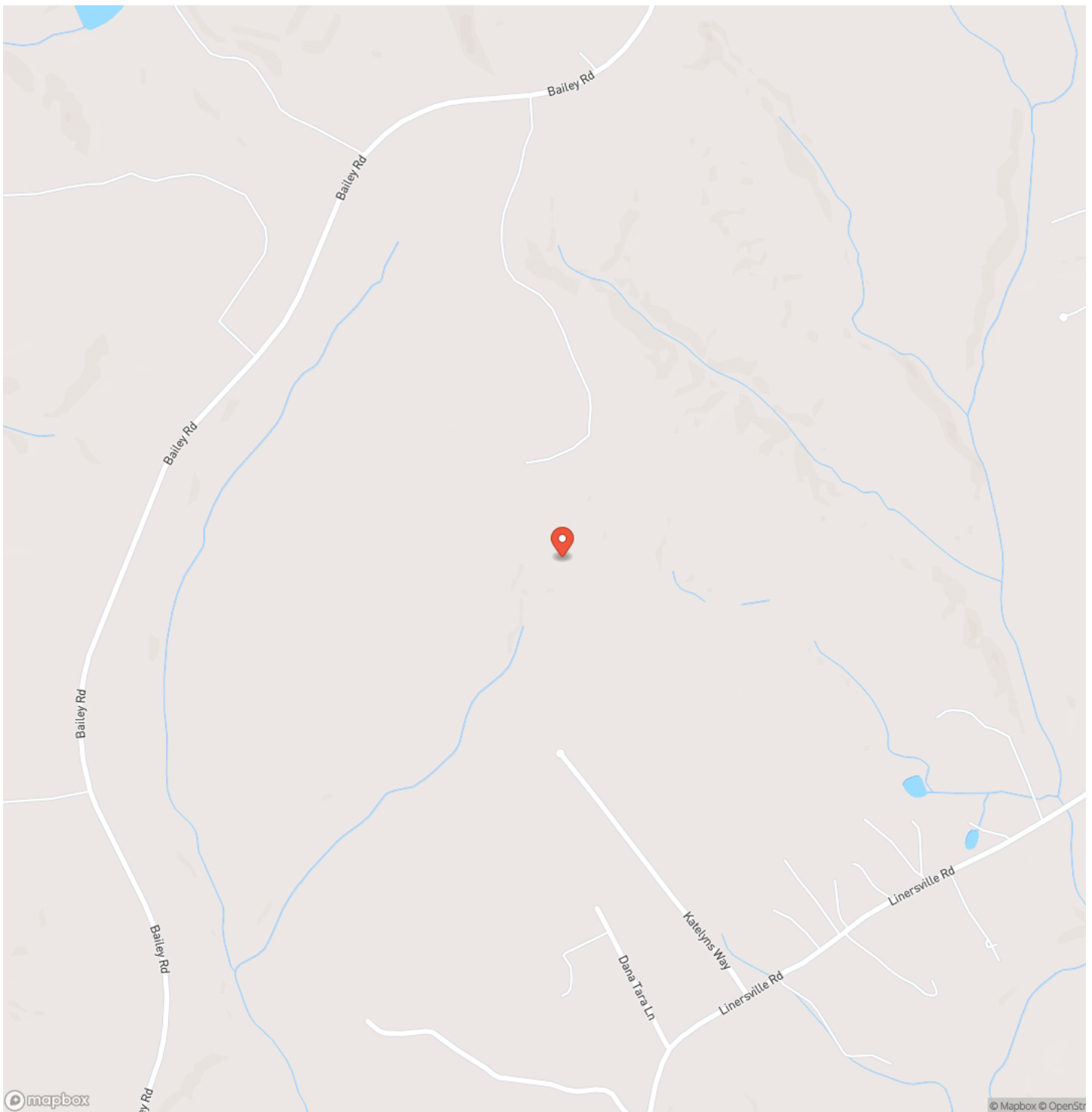
Showings are by appointment only. Contact us today!



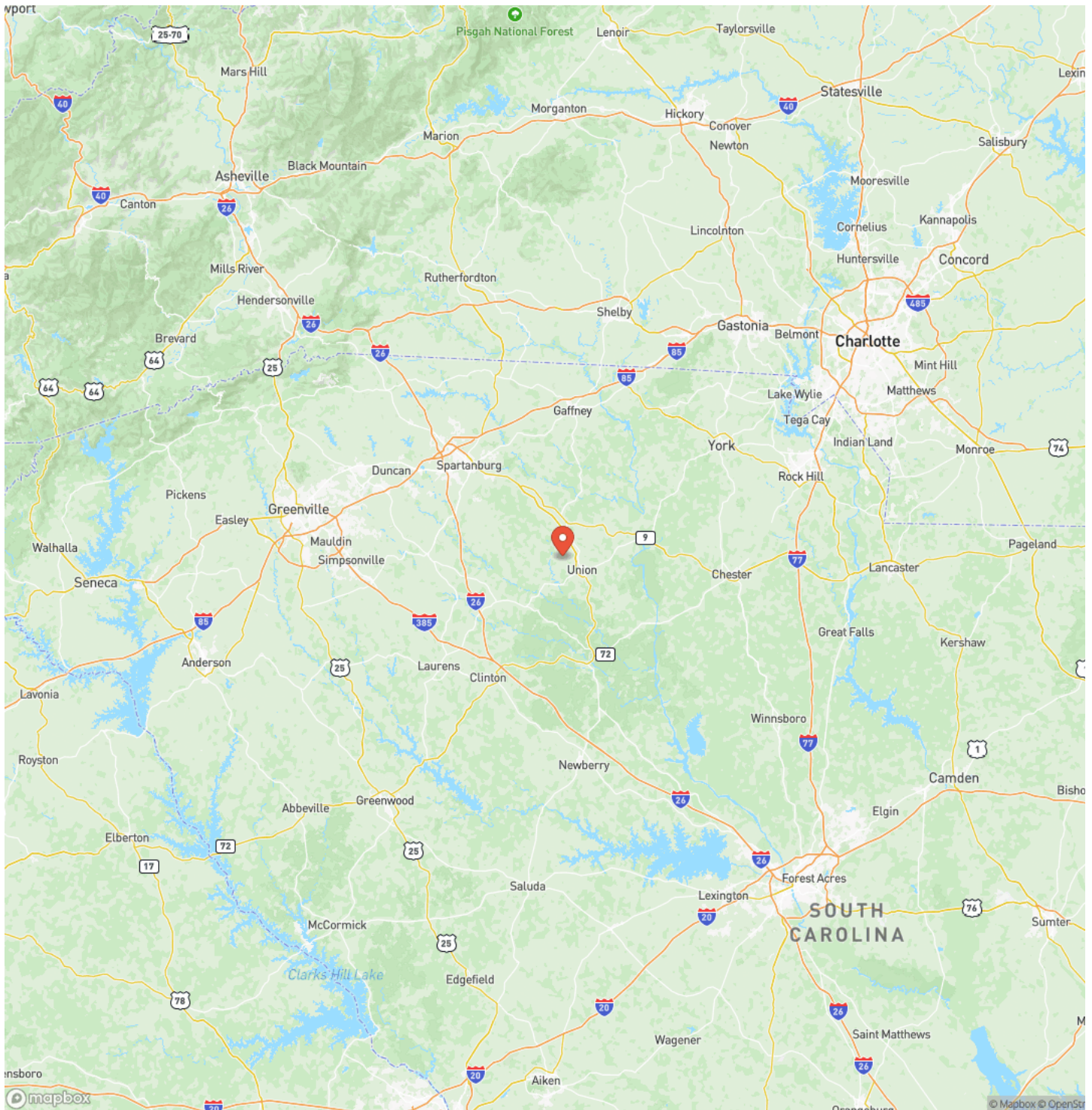
BUFFALO TRACT
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Locator Map



Locator Map

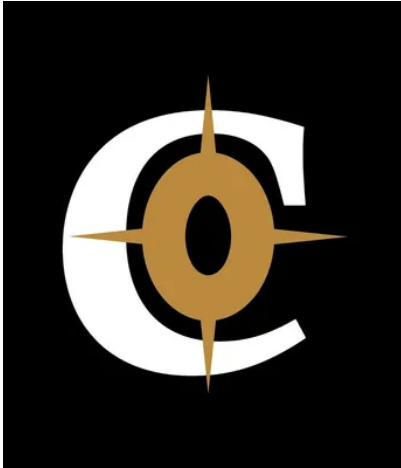


Satellite Map



BUFFALO TRACT
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LISTING REPRESENTATIVE
For more information contact:



Representative

Compass South Land Sales

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City / State / Zip

NOTES



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://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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