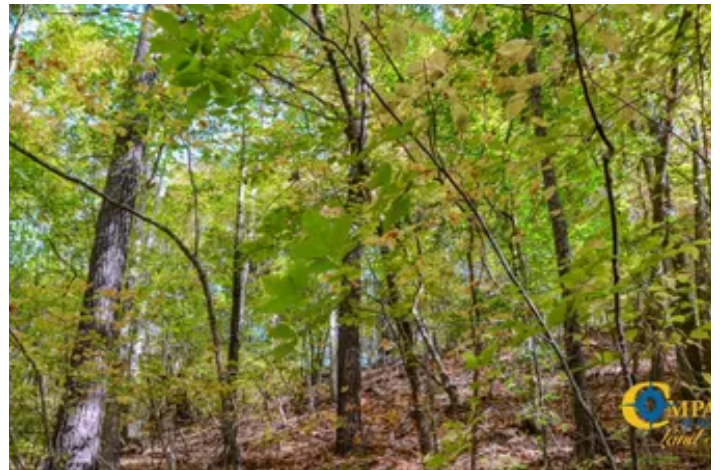


ROCKY BRANCH TRACT
Wilkinsonville Highway
Gaffney, SC 29340

\$1,345,836
306± Acres
Cherokee County



ROCKY BRANCH TRACT
Gaffney, SC / Cherokee County

SUMMARY

Address

Wilkinsonville Highway

City, State Zip

Gaffney, SC 29340

County

Cherokee County

Type

Recreational Land, Undeveloped Land, Timberland, Hunting Land

Latitude / Longitude

34.98387 / -81.55309

Acreage

306

Price

\$1,345,836

Property Website

<https://compasslandpartners.com/property/rocky-branch-tract-cherokee-south-carolina/91003/>



ROCKY BRANCH TRACT

Gaffney, SC / Cherokee County

PROPERTY DESCRIPTION

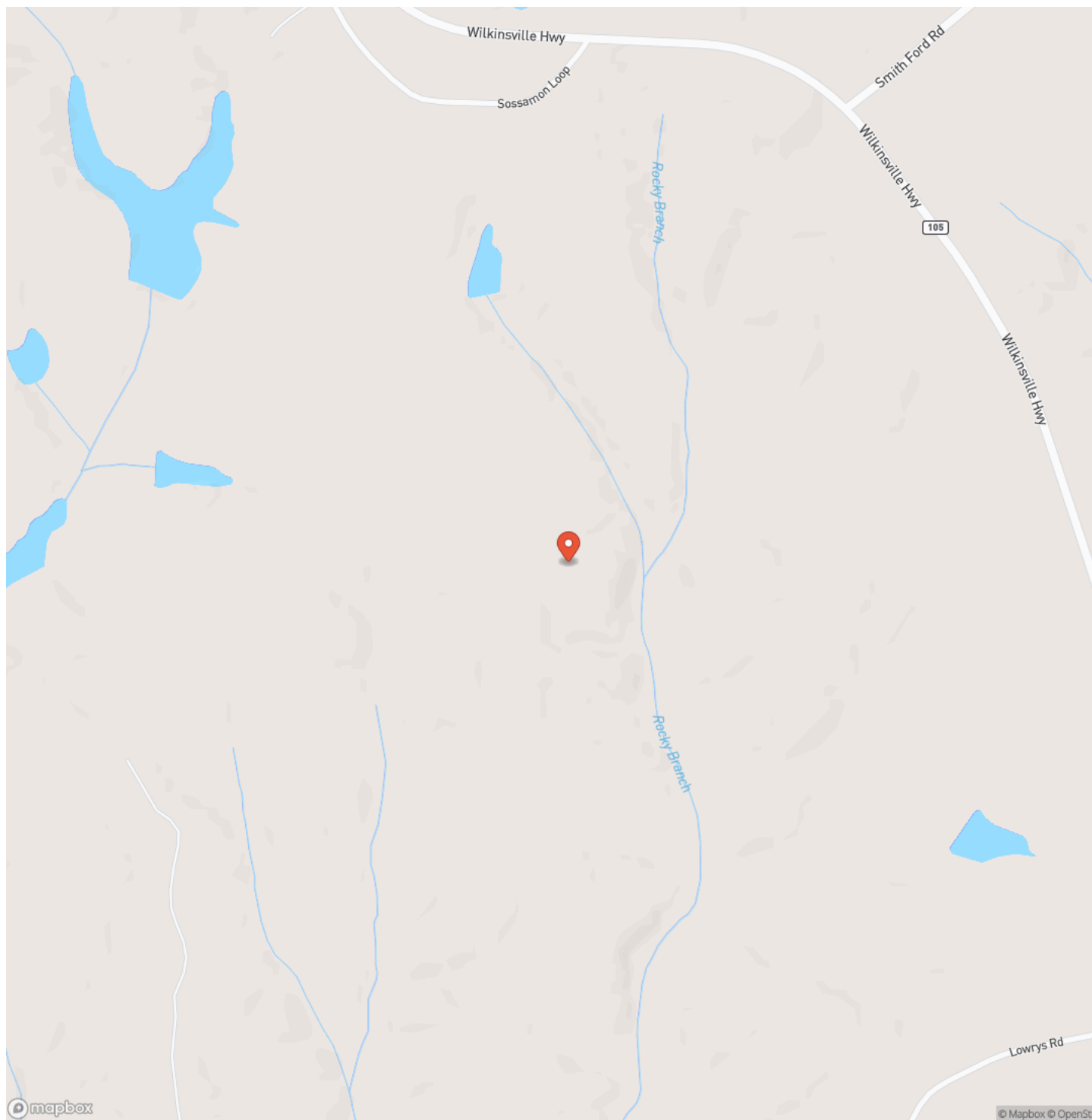
Welcome to the Rocky Branch Tract, a stunning +/- 306-acre property located just 15 minutes from downtown Gaffney and 40 minutes from Spartanburg, SC. This expansive tract offers incredible opportunities for timber investment, hunting, and recreation. The property consists of multiple stands of loblolly pine plantations at various age classes, as well as several hardwood drains. Also including the scenic Rocky Branch stream. An extensive internal road system ensures excellent access throughout the property, making it ideal for management and recreational use. With access from Highway 105 (Wilkinsonville Hwy), Rocky Branch Tract is conveniently located for a range of uses. Perfect for hunting enthusiasts, the property is home to abundant deer, turkeys, and other wildlife, making it a prime hunting location. It also offers a beautiful setting for building a home, with ample space for recreational activities and peaceful surroundings. It's not often you can find a large tract like this in the upstate of South Carolina, don't miss out on your opportunity to own one! Contact us today for a private showing.



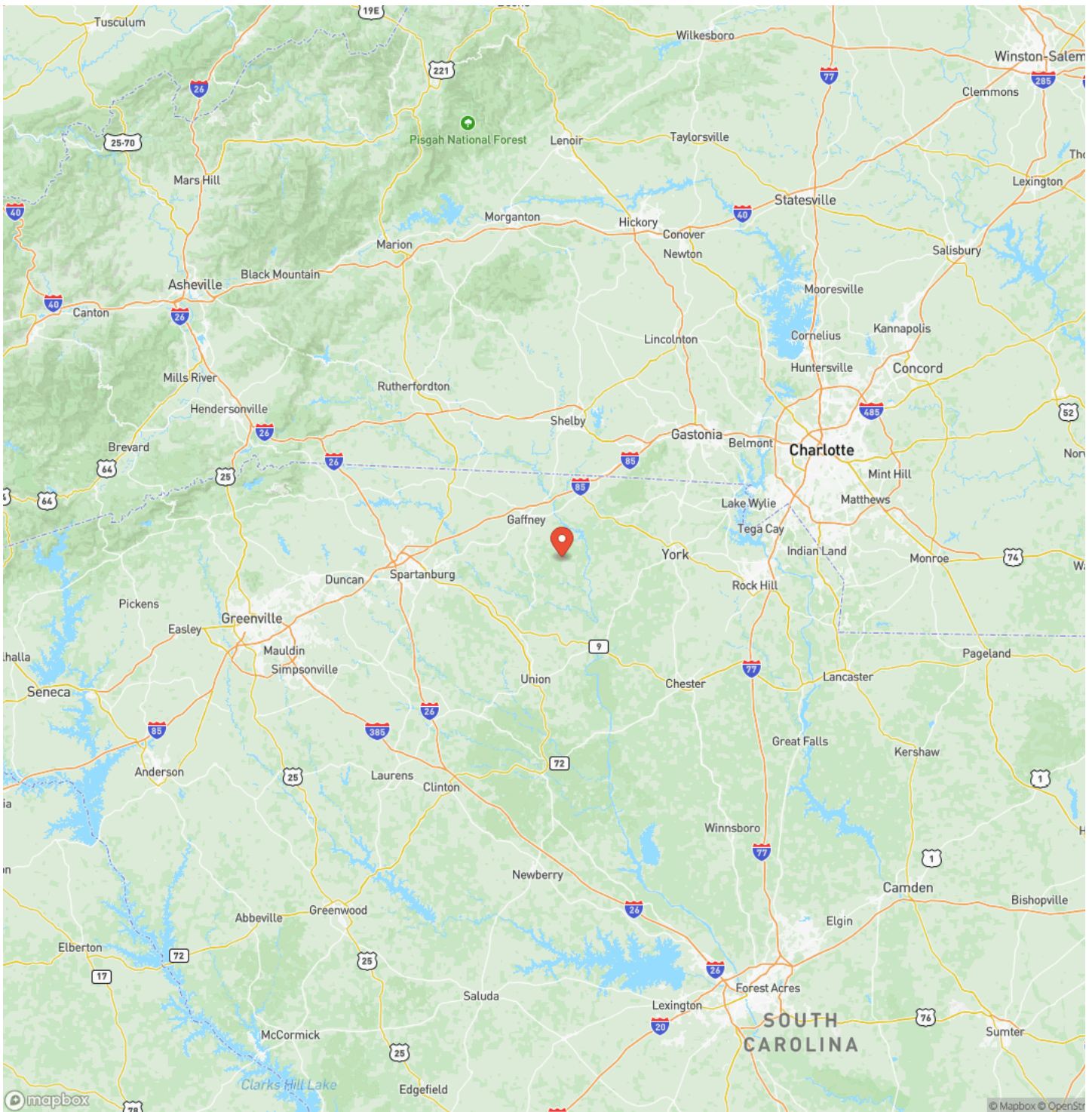
ROCKY BRANCH TRACT
Gaffney, SC / Cherokee County



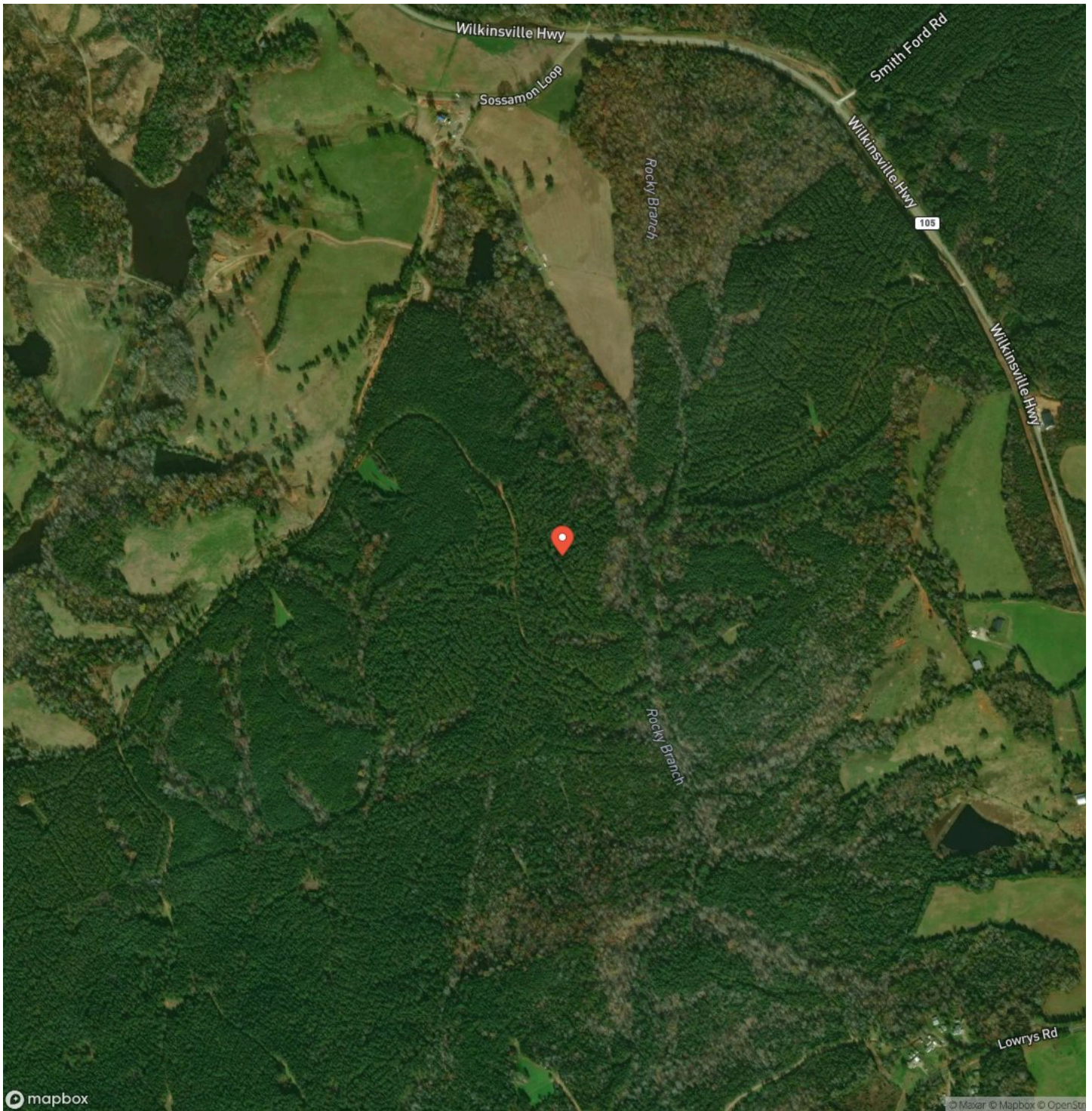
Locator Map



Locator Map



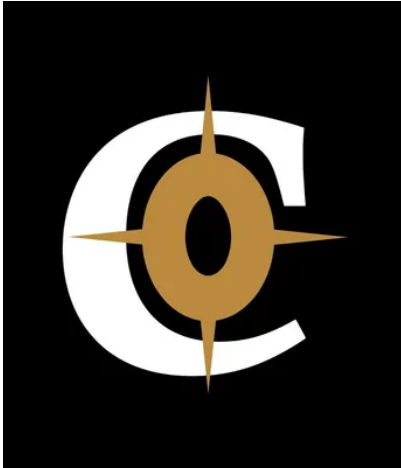
Satellite Map



ROCKY BRANCH TRACT
Gaffney, SC / Cherokee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Compass South Land Sales

Mobile

(800) 731-2278

Office

(843) 538-6814

Email

landsales@compasssouth.com

Address

452 Upchurch Ln

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.



<https://compasslandpartners.com/>

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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