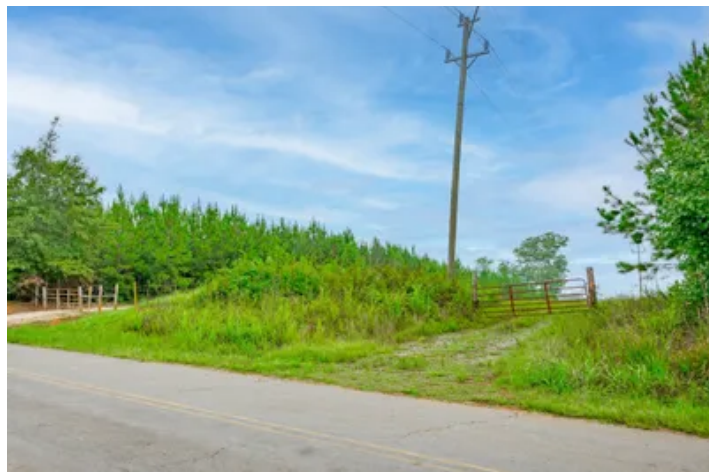


The Fishing Creek Tract
Humpback Bridge Rd
Chester, SC 29712

\$1,629,000
275± Acres
Chester County



**The Fishing Creek Tract
Chester, SC / Chester County**

SUMMARY

Address

Humpback Bridge Rd

City, State Zip

Chester, SC 29712

County

Chester County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.805529 / -81.050475

Acreage

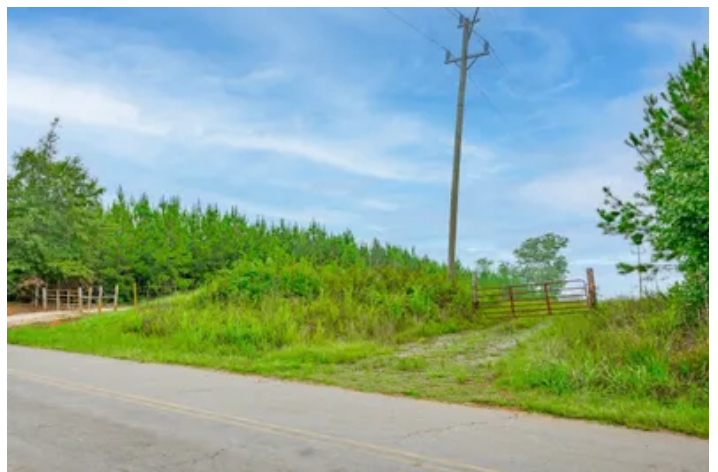
275

Price

\$1,629,000

Property Website

<https://www.mossoakproperties.com/property/the-fishing-creek-tract/chester/south-carolina/90228/>



MORE INFO ONLINE:

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

The Fishing Creek Tract Chester, SC / Chester County

PROPERTY DESCRIPTION

The Fishing Creek Tract

The Fishing Creek Tract is a beautifully situated, Chester County tree farm capable of satisfying a variety of rural land wishes. This 275-acre property features managed pine plantations, natural hardwoods, and more than 3,700 feet of frontage along Fishing Creek. Almost 70 acres of 8-year-old pine plantations and nearly 75 acres of 5-year-old pine plantations offer cover and habitat for wildlife while growing towards a first thinning. Until then, you can enjoy the developing pine forest as an outdoor enthusiast or hands-on manager. Twelve acres under transmission line rights-of-way offer great recreational use and opportunities to maintain or expand existing game patches. Add to that, 21 acres of mature natural hardwoods and over 90 acres of successfully regenerating young hardwoods and you have an ideal private retreat ready to implement your stewardship plan for conservation and hunting adventures. Paved road frontage and several interior trails provide easy recreational and management access. The Fishing Creek Tract has almost 3,000 feet of frontage on both sides of Humpback Bridge Rd.

The Fishing Creek Tract may be one of the most convenient recreational properties in Chester County. At just 5 minutes to Interstate 77, Rock Hill is only a 15-minute drive and Charlotte is only 30 minutes further. Even Columbia can be reached in less than an hour and a half.

Please call Gary Springer at [\(803\)730-1248](tel:8037301248) to arrange a tour.

MORE INFO ONLINE:

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

**The Fishing Creek Tract
Chester, SC / Chester County**



Locator Map



Locator Map



MORE INFO ONLINE:

Satellite Map



DISCLAIMERS

Property inspections shall be done during daylight hours. Seller and Rural Land Investments in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

Mossy Oak Properties Milliken Advisors Realty Group

245 Stoneridge Drive

Columbia, SC 29210

(803) 722-1124

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