

PRICKLY PEAR TRACT
0 Beaverdam Rd Lot 2
Cassatt, SC 29032

\$354,040
67± Acres
Kershaw County



PRICKLY PEAR TRACT
Cassatt, SC / Kershaw County

SUMMARY

Address

0 Beaverdam Rd Lot 2

City, State Zip

Cassatt, SC 29032

County

Kershaw County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

34.41828 / -80.48509

Acreage

67

Price

\$354,040

Property Website

<https://compasslandpartners.com/property/prickly-pear-tract-kershaw-south-carolina/94503/>



PRICKLY PEAR TRACT

Cassatt, SC / Kershaw County

PROPERTY DESCRIPTION

Envision your private retreat in the heart of South Carolina, where 67 acres of pristine land await your vision. The Prickly Pear Tract offers an exceptional opportunity for outdoor enthusiasts and those seeking a tranquil escape, perfectly blending the thrill of hunting with the serene beauty of timberland. This expansive property in Cassatt is a canvas for creating lasting memories, whether you're an avid hunter or simply yearning for a peaceful sanctuary.

Location

Nestled in the charming city of Cassatt, within Kershaw County, South Carolina, this property benefits from a desirable regional setting. Its strategic placement offers a balance of secluded natural beauty and convenient access to local amenities and services. The area is renowned for its scenic landscapes and welcoming community, providing an ideal backdrop for rural living or recreational pursuits.

Land and Terrain

The 67 acres of the Prickly Pear Tract present a diverse and engaging landscape, characterized by its sandy soil composition. The terrain offers a variety of natural features, inviting exploration and supporting a range of potential uses. Buyers will appreciate the freedom to shape this land to their desires, whether for recreational trails, potential building sites, or agricultural endeavors.

Improvements and Infrastructure

This expansive tract is ready for your personal touch, offering a blank slate for future enhancements. The absence of existing structures presents a unique opportunity for buyers to design and implement improvements precisely to their specifications, ensuring a truly bespoke property. Imagine crafting your ideal cabin, barn, or recreational facilities from the ground up, perfectly tailored to your vision.

Water and Utilities

The property provides a superb opportunity for establishing essential services to suit future development. Buyers have the flexibility to explore and implement their preferred solutions for water sources and utility connections, ensuring that any future homes or facilities are equipped to their exact standards. This allows for personalized choices in creating a self-sufficient and comfortable environment.

Wildlife and Vegetation

A haven for nature lovers, the Prickly Pear Tract boasts an abundance of natural beauty and wildlife. The land is richly wooded, providing excellent habitat and cover for a variety of species. Wildlife enthusiasts will delight in observing turkey and whitetail deer, making this an exceptional destination for hunting and wildlife photography. The diverse vegetation contributes to the property's ecological richness and aesthetic appeal.

Current and Potential Use

Currently utilized for agricultural purposes, this versatile property holds immense potential for a range of future endeavors. Its designation as mixed-use land opens doors for residential development, continued agricultural operations, or expanded recreational activities. With opportunities for ATV trails and hunting, the tract is perfectly suited for those seeking a dynamic outdoor lifestyle or a private retreat.

Access and Easements

Access to the Prickly Pear Tract is straightforward and convenient, featuring frontage on a county road. The internal road network consists of a dirt road, providing practical entry and navigation throughout the property. This established access ensures ease of use for both daily activities and recreational pursuits, offering a seamless connection to your private domain.

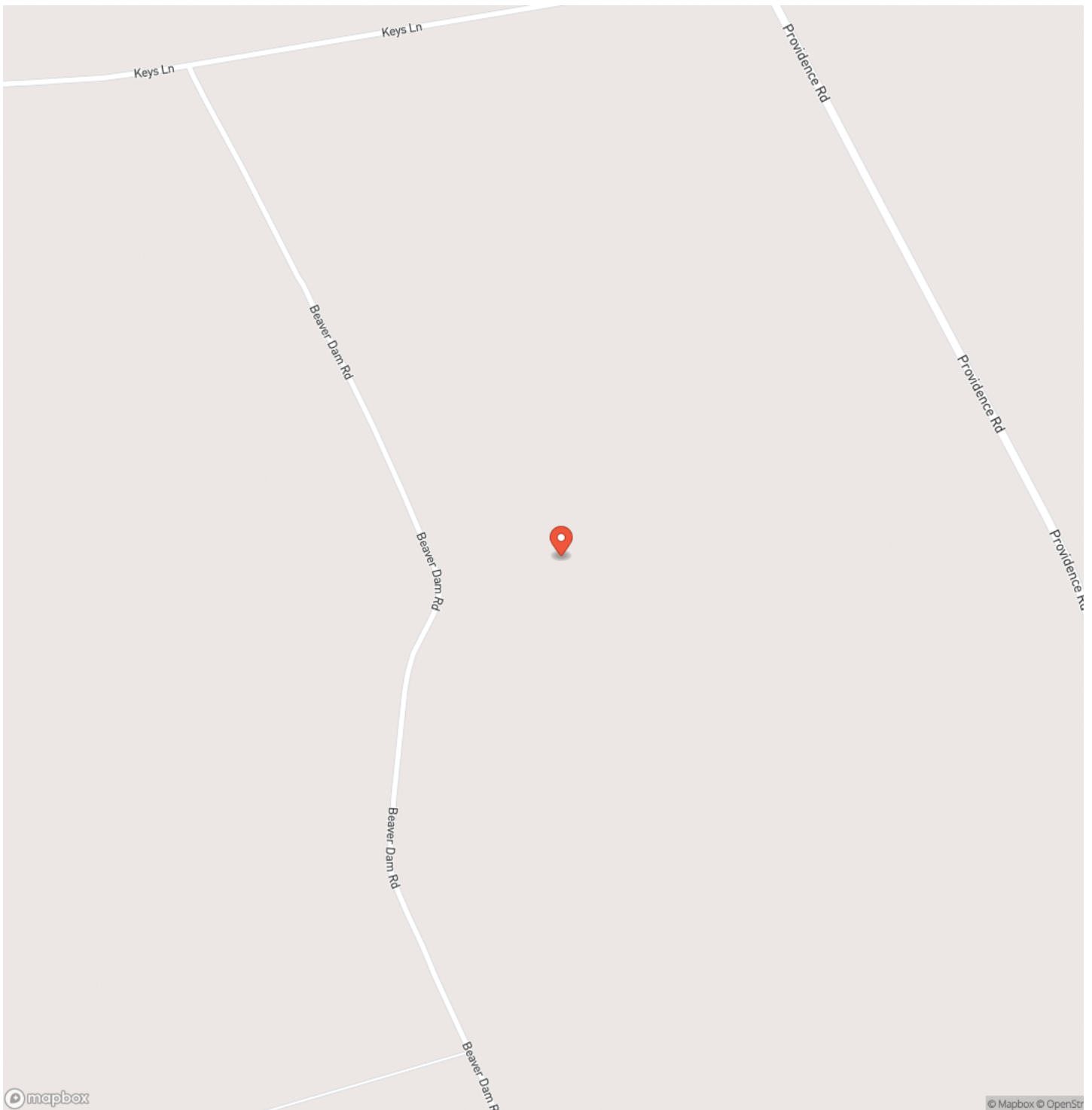
Contact us today to learn more or to schedule a visit.



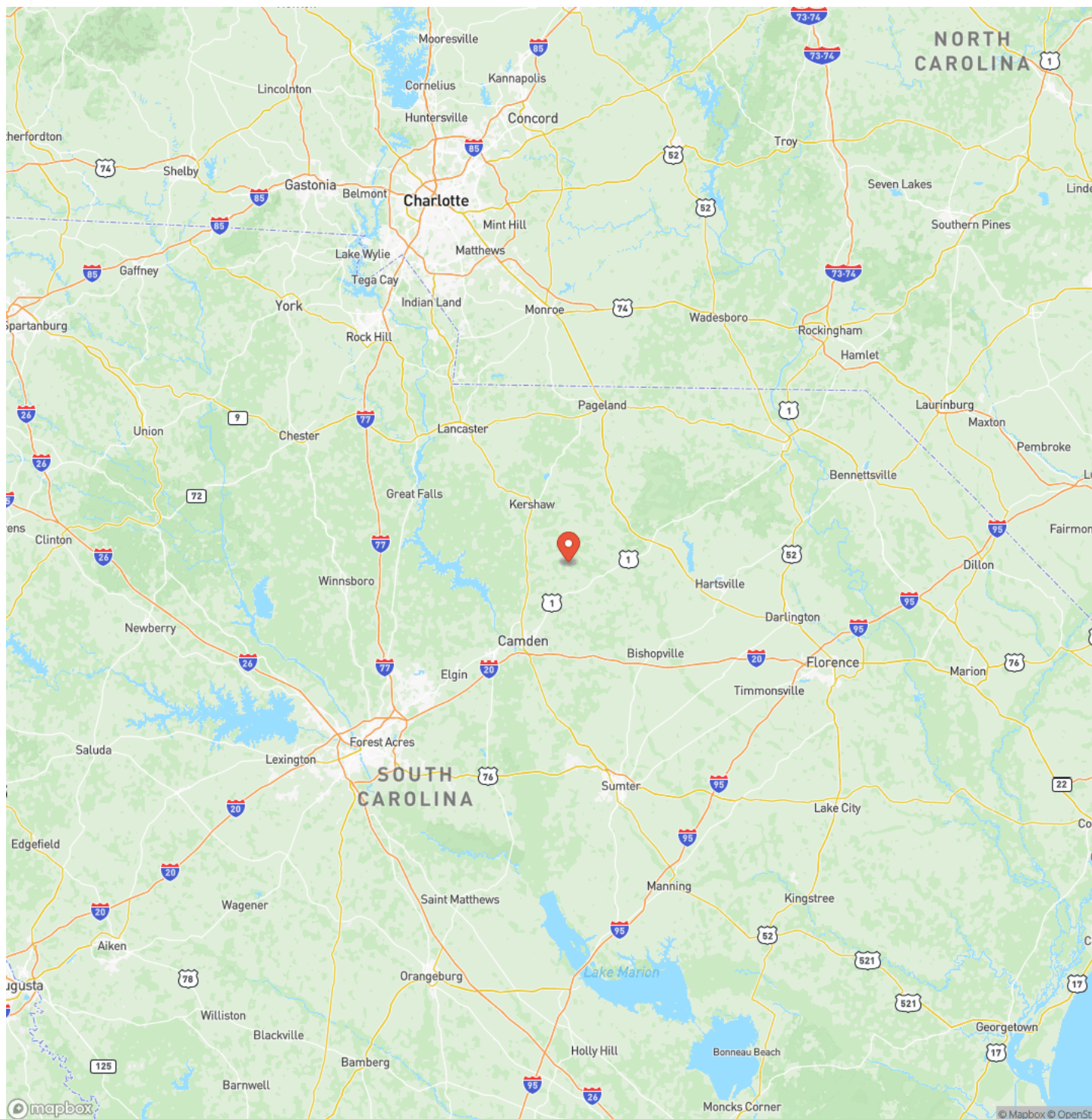
PRICKLY PEAR TRACT
Cassatt, SC / Kershaw County



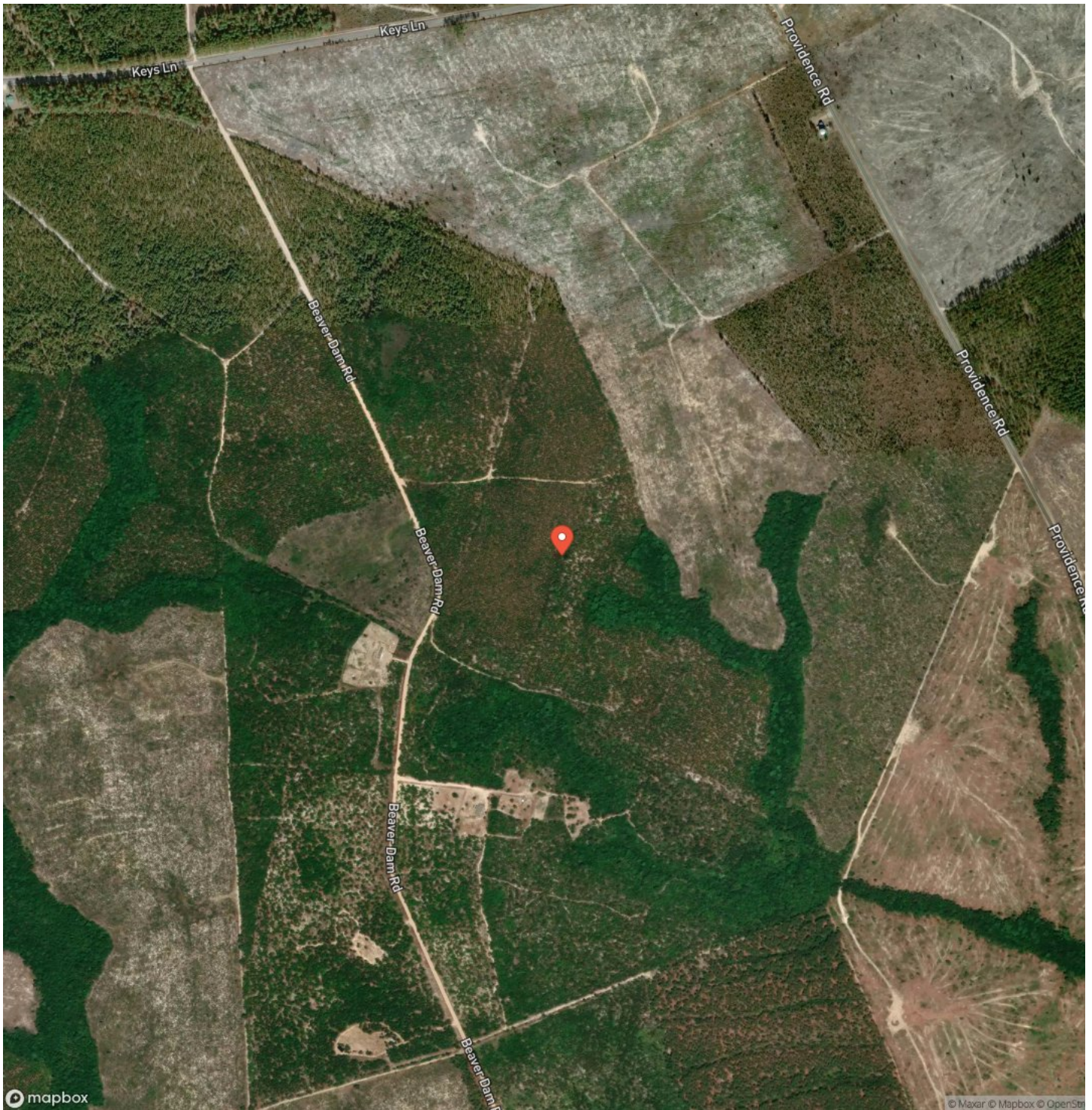
Locator Map



Locator Map



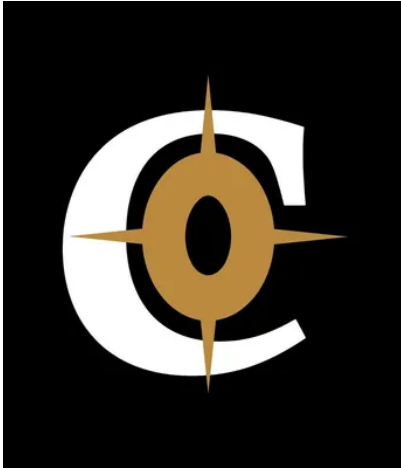
Satellite Map



PRICKLY PEAR TRACT
Cassatt, SC / Kershaw County

LISTING REPRESENTATIVE

For more information contact:



Representative

Compass South Land Sales

Mobile

(854) 226-1452

Office

(800) 731-2278

Email

compassouthleads@gmail.com

Address

452 Upchurch Ln

City / State / Zip

NOTES

[illegible]

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

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.



Compass Land Partners
452 Upchurch Ln
Walterboro, SC 29488
(800) 731-2278
<https://compasslandpartners.com/>

