

BUCKHEAD ROAD TRACT
0 Buckhead Rd
Blair, SC 29015

\$849,150
200± Acres
Fairfield County



BUCKHEAD ROAD TRACT
Blair, SC / Fairfield County

SUMMARY

Address

0 Buckhead Rd

City, State Zip

Blair, SC 29015

County

Fairfield County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

34.45863 / -81.33492

Acreage

200

Price

\$849,150

Property Website

<https://compasslandpartners.com/property/buckhead-road-tract-fairfield-south-carolina/94507/>



BUCKHEAD ROAD TRACT

Blair, SC / Fairfield County

PROPERTY DESCRIPTION

Embark on an extraordinary adventure with the Buckhead Road Tract, a sprawling 200-acre haven in Blair, South Carolina, where the whispers of the wild meet boundless potential. This remarkable property, perfectly suited for hunting, recreation, and timberland pursuits, offers a unique opportunity to own a significant piece of Fairfield County. Imagine days spent exploring your own expansive domain, a canvas ready for your vision, promising a lifestyle rich with outdoor enjoyment and strategic investment.

Location

Nestled in the charming city of Blair, within the scenic expanse of Fairfield County, South Carolina, this property enjoys a prime position. Its proximity to local amenities ensures convenience while retaining the serene, secluded feel characteristic of rural retreats. The strategic location provides a perfect balance between accessibility and privacy, making it an ideal spot for a personal sanctuary or a future development.

Land and Terrain

The 200 acres of the Buckhead Road Tract present a diverse and engaging landscape, predominantly wooded, offering both aesthetic beauty and practical resources. The terrain is ready to be explored, inviting the creation of trails and vantage points to fully appreciate the natural surroundings. With a versatile soil type, the land holds potential for various endeavors, awaiting your specific agricultural or recreational aspirations.

Improvements and Infrastructure

This expansive tract provides a blank slate, offering complete freedom to design and implement improvements that perfectly align with your vision. The absence of existing structures means you have the unique opportunity to craft your ideal retreat from the ground up, whether it's a rustic cabin, a hunting lodge, or a private estate. The possibilities for development are limited only by imagination, allowing for a truly bespoke creation.

Water and Utilities

The property boasts natural water access with a tranquil stream, enhancing its natural beauty and providing a vital resource for wildlife and potential recreational activities. Regarding utilities, the infrastructure is ready for your chosen development, allowing you to tailor connections to suit your specific needs, ensuring modern comfort can be integrated seamlessly into this natural setting.

Wildlife and Vegetation

A true paradise for nature enthusiasts, the Buckhead Road Tract is teeming with wildlife, notably whitetail deer and turkey, promising exceptional hunting opportunities. The predominantly wooded vegetation provides ideal habitat for these species and creates a lush, private environment. This rich biodiversity enhances the property's appeal for both recreational enjoyment and conservation efforts.

Current and Potential Use

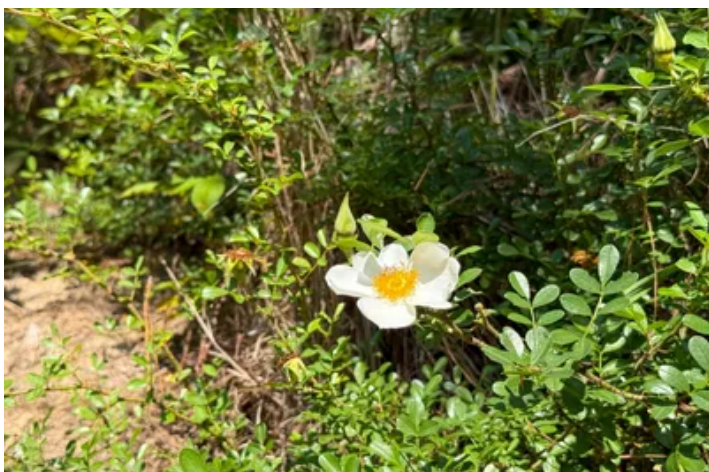
Currently utilized for agricultural purposes, this versatile property holds immense potential for a variety of future endeavors. Its designation as mixed use opens doors to possibilities ranging from continued agricultural operations to developing a private recreational haven with ATV trails and premier hunting grounds. The property's inherent flexibility allows for a seamless transition to suit your evolving aspirations.

Access and Easements

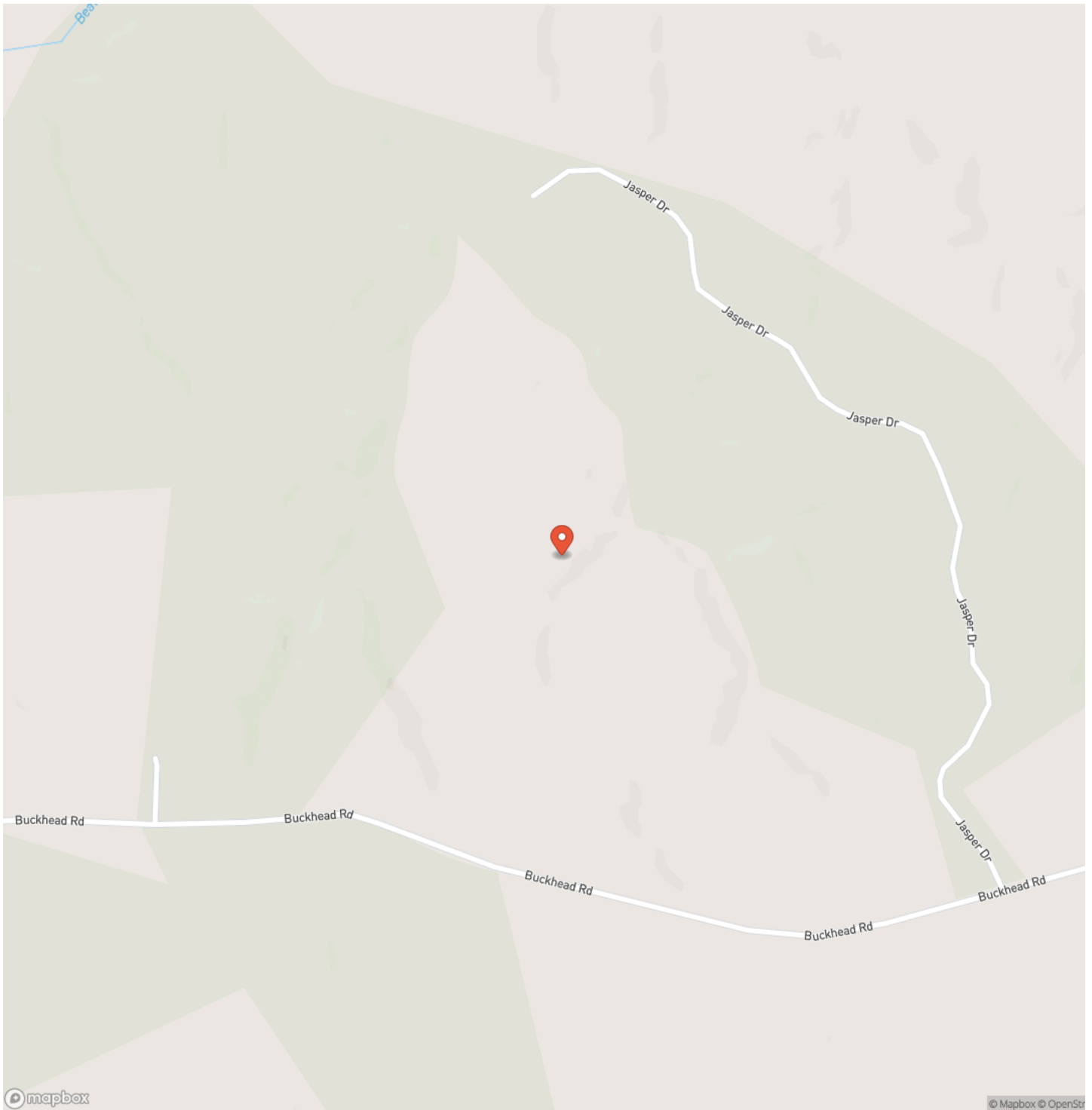
Access to the property is facilitated by state road frontage, ensuring convenient entry and exit. The internal access is via a dirt road, which adds to the rustic charm and privacy of the tract. Contact us today to learn more or to schedule a visit to this exceptional South Carolina property.



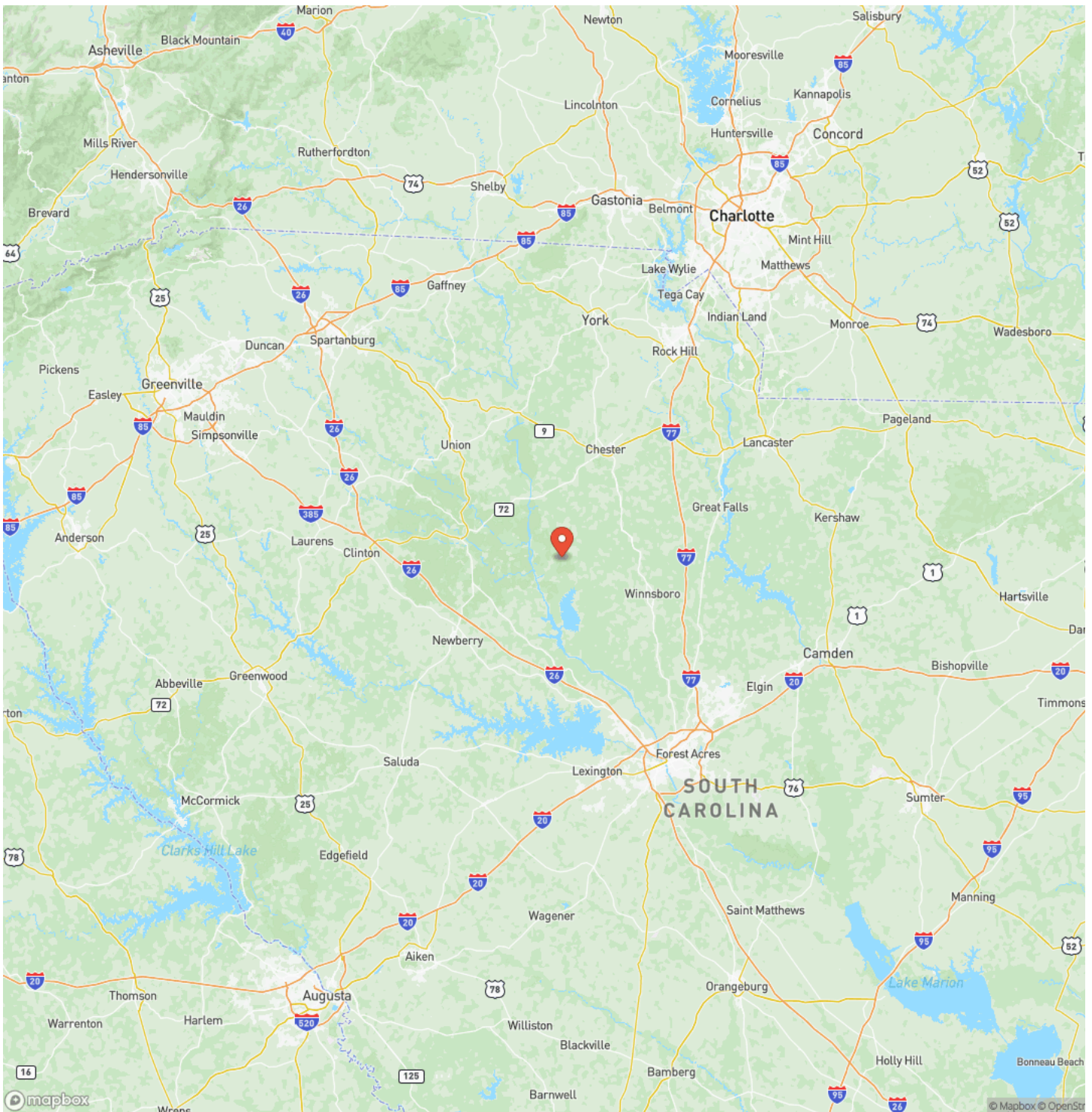
BUCKHEAD ROAD TRACT
Blair, SC / Fairfield County



Locator Map



Locator Map



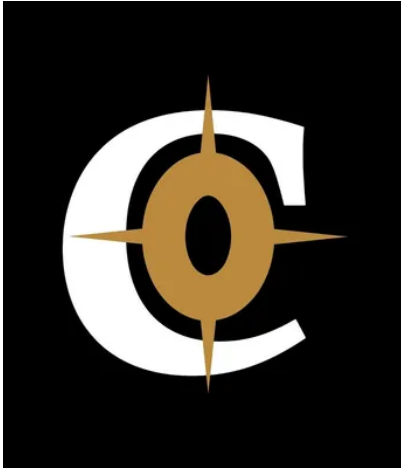
Satellite Map



BUCKHEAD ROAD TRACT
Blair, SC / Fairfield County

LISTING REPRESENTATIVE

For more information contact:



Representative

Compass South Land Sales

Mobile

(854) 226-1452

Office

(800) 731-2278

Email

compasssouthleads@gmail.com

Address

452 Upchurch Ln

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

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/>

