

GILLS CREEK
0 Bluff Road
Columbia, SC 29209

\$165,000
32± Acres
Richland County



GILLS CREEK
Columbia, SC / Richland County

SUMMARY

Address

0 Bluff Road

City, State Zip

Columbia, SC 29209

County

Richland County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

33.9454 / -80.9905

Acreage

32

Price

\$165,000

Property Website

<https://compasslandpartners.com/property/gills-creek-richland-south-carolina/95717/>



PROPERTY DESCRIPTION

Escape to a private natural haven just moments from urban conveniences with this exceptional 32-acre property, Gills Creek, nestled in the heart of Columbia, South Carolina. This expansive tract offers a rare blend of undeveloped beauty and potential, perfect for hunting enthusiasts, recreational adventurers, or those seeking a tranquil retreat. Imagine the possibilities that await on this versatile acreage, where nature's bounty and strategic location converge to create an unparalleled opportunity.

Location

Strategically situated in Richland County, this property boasts an enviable address in Columbia, South Carolina, offering the perfect balance of secluded natural beauty and convenient access to city amenities. Its prime location ensures you are never far from what you need while enjoying the peace and quiet of your own private domain.

Land and Terrain

Spanning 32 acres, the land presents a diverse and captivating landscape. Portions are beautifully cleared, ready for immediate use, while other areas feature a mix of heavily wooded and partially wooded sections, providing natural habitat and scenic beauty. The varied terrain offers an engaging canvas for any vision, from agricultural pursuits to recreational development, with ample space to shape the environment to your desire.

Improvements and Infrastructure

This property invites you to envision and create your ideal improvements. The freedom to develop without pre-existing structures allows for a bespoke design, whether you dream of a rustic cabin, a hunting lodge, or simply preserving the land in its natural state. The potential for enhancements is limited only by your imagination, offering a blank slate for personalized development.

Water and Utilities

Enjoy the serene presence of natural water features, including a creek, pond, stream, and extensive waterfront access, enhancing both the aesthetic and recreational value of the property. While specific utility connections are open for the new owner to explore, the presence of these natural water sources underscores the land's inherent richness and potential for self-sufficiency.

Wildlife and Vegetation

A true wildlife sanctuary, Gills Creek is home to a vibrant ecosystem, attracting dove, ducks, and abundant whitetail deer, making it a hunter's paradise. The diverse vegetation, including cleared areas, existing crops, and both heavily and partially wooded sections, creates an ideal habitat for a variety of species and offers a dynamic landscape for exploration and enjoyment.

Current and Potential Use

Currently utilized for hunting, recreation, and as vacant land, this property holds immense potential for a variety of future endeavors. Its designation for mixed use opens the door to numerous possibilities, allowing for a blend of residential, agricultural, or continued recreational development, tailored to the owner's aspirations.

Access and Easements

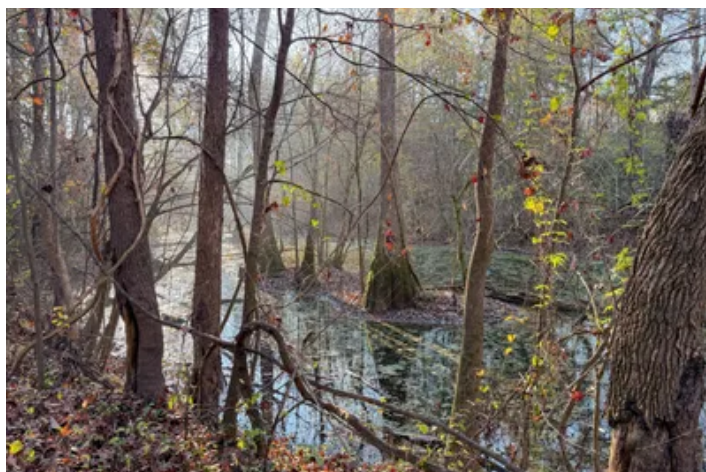
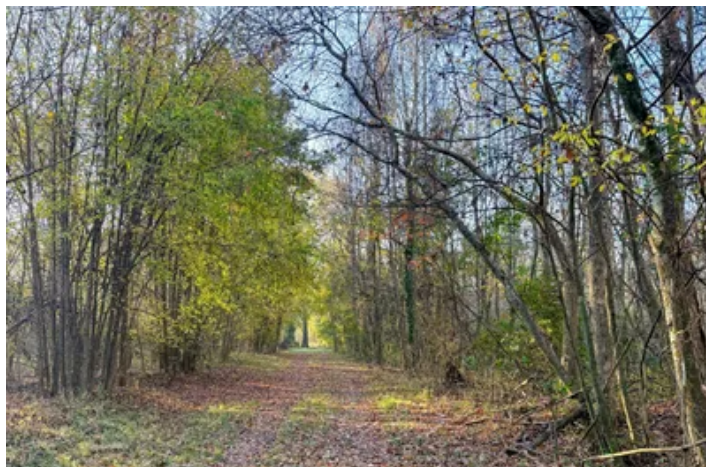
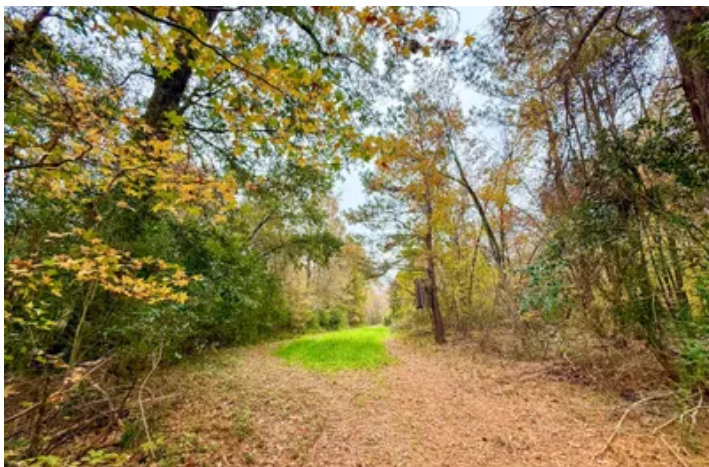
Accessibility is excellent, with direct frontage on both a county road. The property also benefits from existing property rights, including mineral, natural gas, oil, water, and wind, providing comprehensive control and potential for future ventures. Access is further enhanced by a well-maintained dirt road, ensuring ease of entry and exit.

Showing Instructions and Contact

Contact us today to learn more or to schedule a visit and experience the unique charm and vast potential of Gills Creek for yourself.



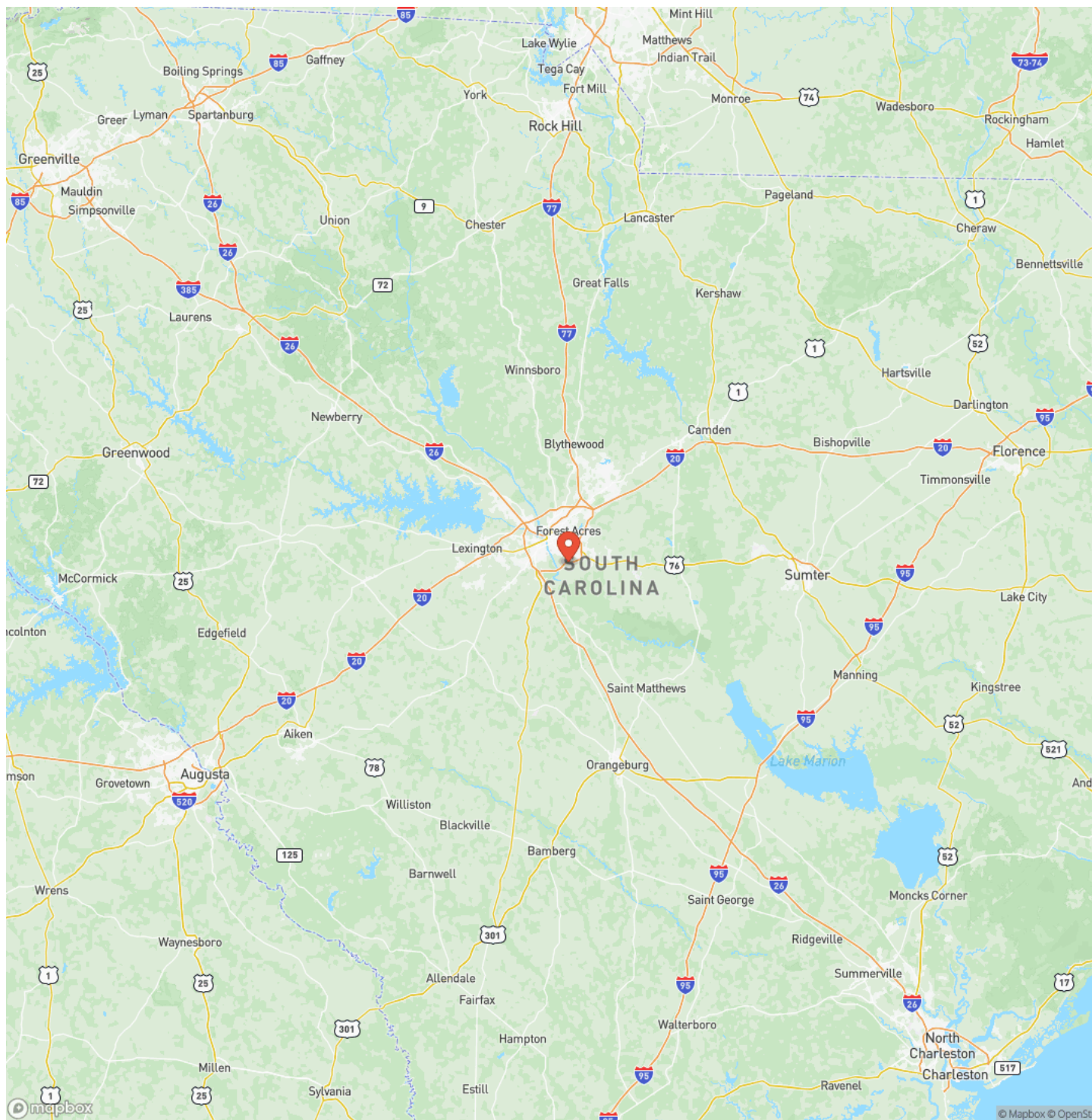
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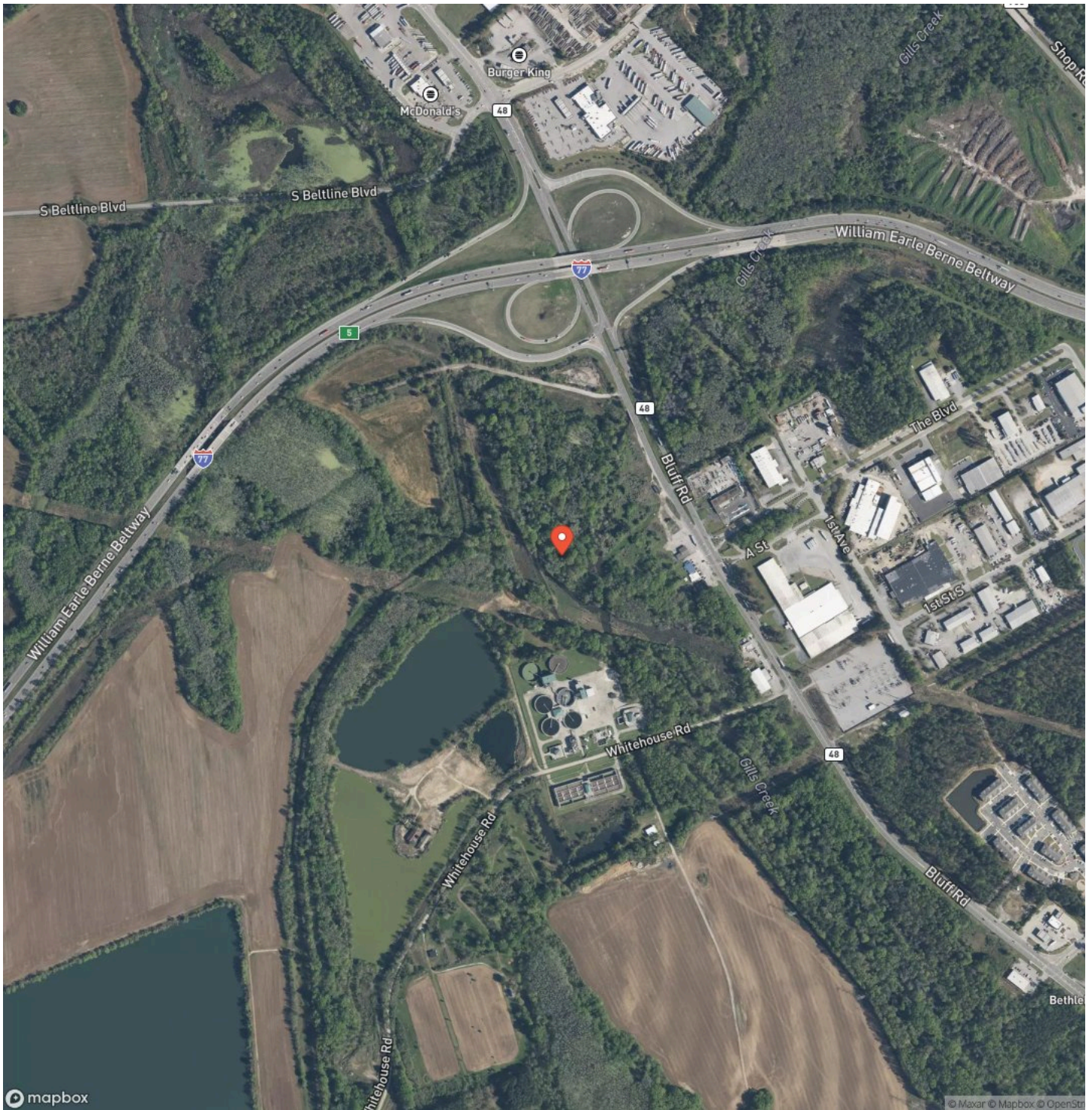
Locator Map



Locator Map

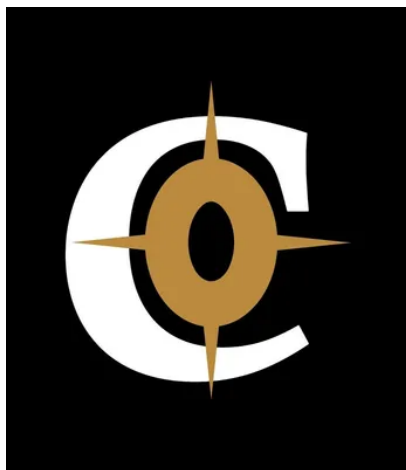


Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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