ASHFORD FERRY TRACT
0 Ashford Ferry Road
Chester, SC 29706

$634,480
144± Acres
Chester County







MORE INFO ONLINE:

https://compasssouth.com/land-sales/

SUMMARY

Address
0 Ashford Ferry Road

City, State Zip
Chester, SC 29706

County
Chester County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
34.57008 / -81.31703

Acreage
144

Price
$634,480

Property Website
compasssouth.com







PROPERTY DESCRIPTION

Discover 144 acres of diverse South Carolina landscape, where the legacy of timberland meets the thrill of recreational pursuits. This expansive tract in Chester County offers a unique blend of natural beauty and investment potential, inviting you to shape its future whether for hunting, farming, or a private rural estate.

Location

Nestled in the charming city of Chester, South Carolina, this property offers tranquil rural living while remaining accessible. Situated in Chester County, it provides an ideal balance of seclusion and convenience, allowing for peaceful enjoyment of the land with the amenities of nearby communities within reach.

Land and Terrain

Spanning 144-acres, the terrain is predominantly wooded, offering a rich and varied landscape. The soil provides a versatile foundation for a range of potential uses, from forestry to agricultural endeavors. The natural contours and features of the land provide an inviting canvas for development or preservation, allowing for diverse recreational activities and scenic beauty.

Improvements and Infrastructure

This property offers a blank slate to design and implement improvements precisely to your specifications. The absence of existing structures means you have complete freedom to create the ideal infrastructure, whether for a private residence, recreational facilities, or agricultural operations, tailored to your unique needs and desires.

Water and Utilities

The availability of water sources and utilities can be tailored to suit future development plans, offering flexibility in design and implementation. Prospective owners will have the freedom to explore and establish the most suitable options for their specific needs, ensuring comfort and functionality for any intended use.

Wildlife and Vegetation

A haven for nature enthusiasts, this tract boasts a vibrant ecosystem supporting abundant wildlife, including turkey and whitetail deer, making it an premier destination for hunting and wildlife observation. The land is richly wooded, providing natural habitat and a serene environment, perfect for enjoying the outdoors and fostering a thriving natural landscape.

Current and Potential Use

Currently utilized for agricultural purposes, this expansive property offers remarkable versatility for future development. Its potential extends to agricultural, farm, hunting, investment, residential, and timber applications, providing a wide array of options for a discerning buyer to realize their vision. It is also an excellent spot for ATV trails and hunting, promising endless recreational enjoyment.

Access and Easements

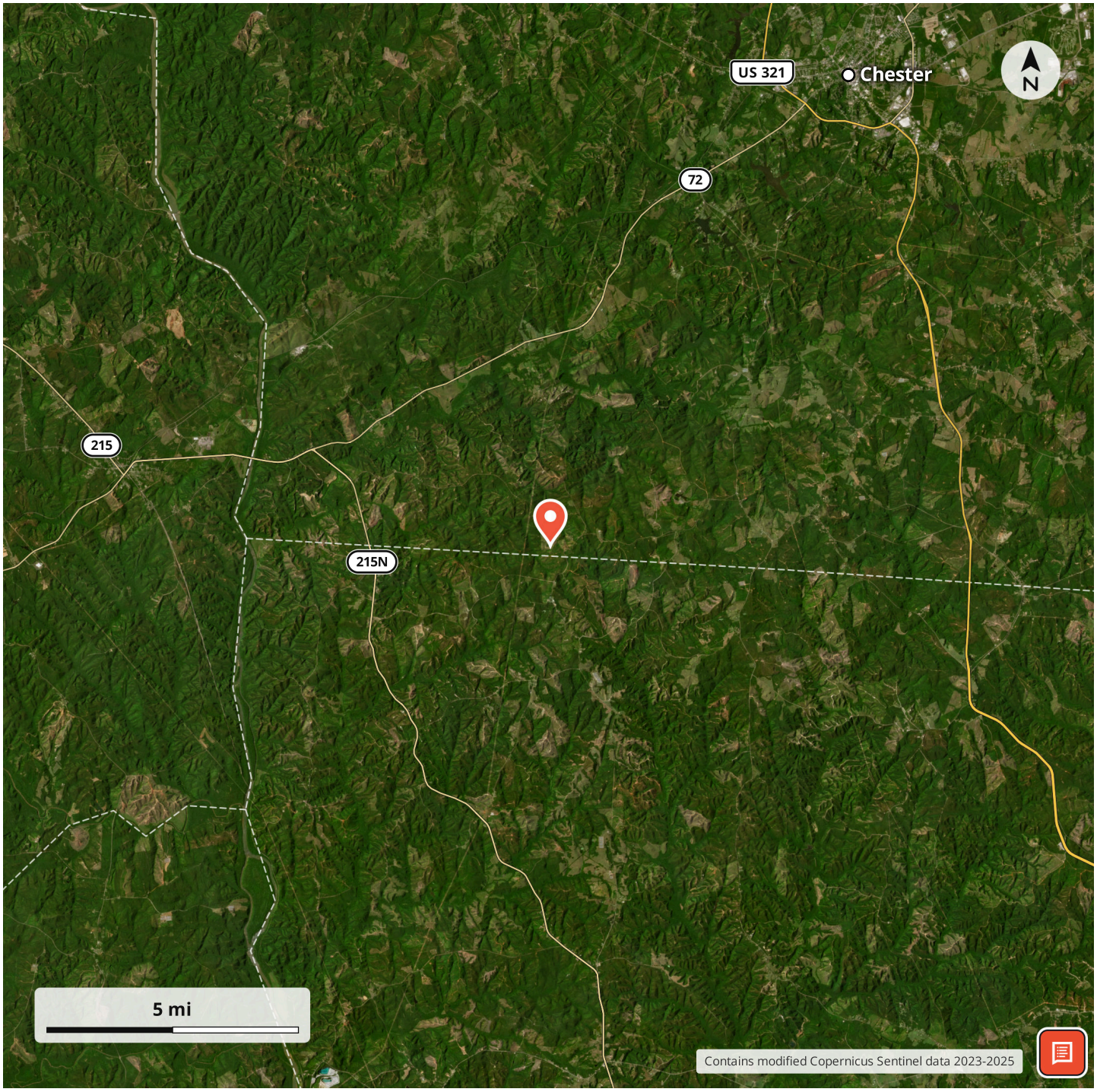
Access to the property is well-established with state road frontage, ensuring convenient entry. The internal road network is comprised of dirt roads, providing practical access throughout the acreage. Property rights offer flexibility and potential for various ownership structures. Contact us today to learn more or to schedule a visit.







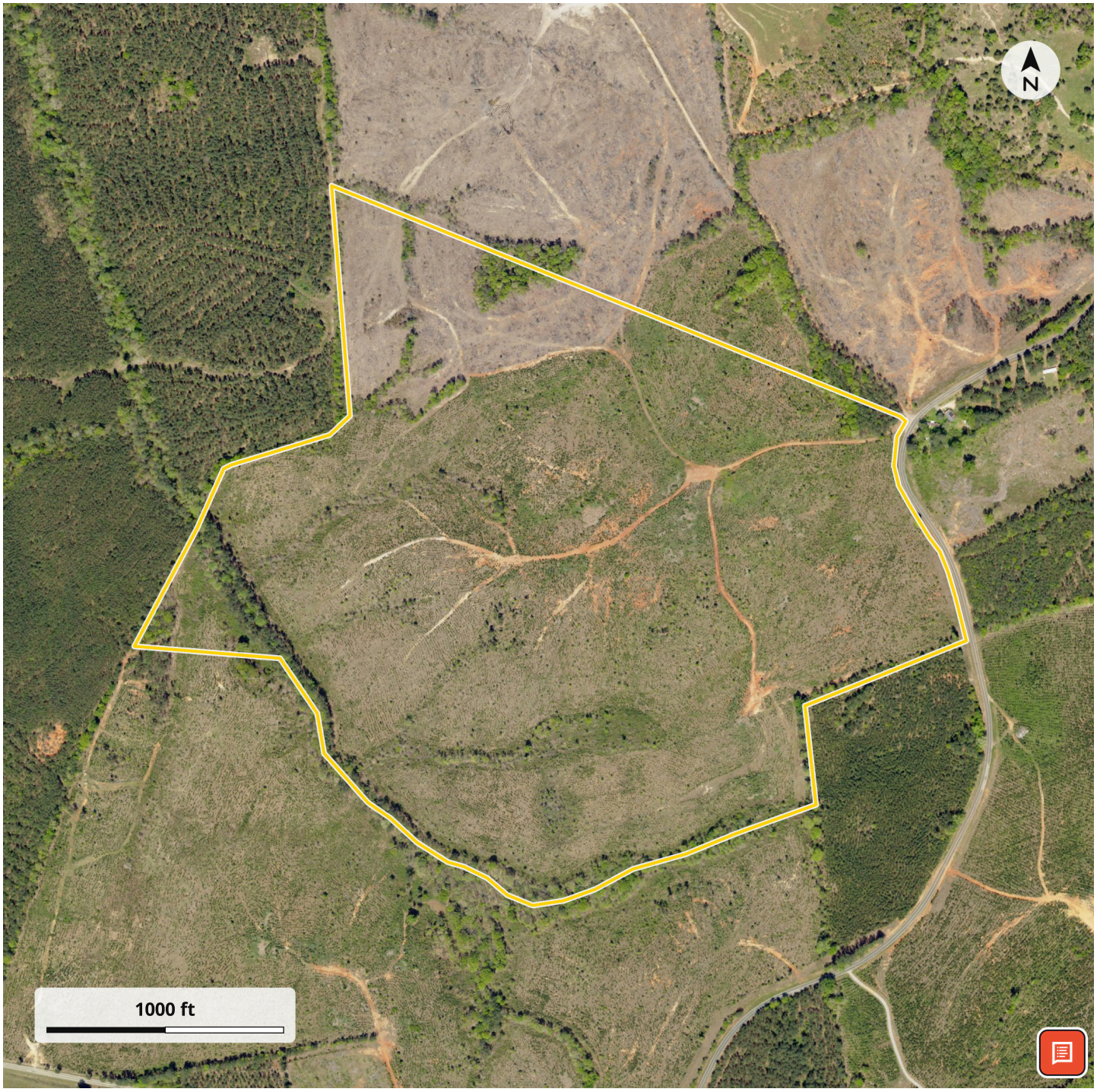

Regional Map



Locator Map


N
ALASKA
IDAHO
CONNECTICUT
ARIZONA
ALABAMA
HAWAII
200 mi
Contains modified Copernicus Sentinel data 2023-2025

Aerial Map



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
Walterboro, SC 29488-8331

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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 South, Inc.
452 Upchurch Ln
Walterboro, SC 29488
(800) 731-2278
https://compasssouth.com/land-sales/