

COOL BRANCH ROAD TRACT
0 Cool Branch Rd
Chester, SC 29031

\$467,740
103± Acres
Chester County



COOL BRANCH ROAD TRACT
Chester, SC / Chester County

SUMMARY

Address

0 Cool Branch Rd

City, State Zip

Chester, SC 29031

County

Chester County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

34.56363 / -81.31884

Acreage

103

Price

\$467,740

Property Website

<https://compasslandpartners.com/property/cool-branch-road-tract/chester/south-carolina/93555/>



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Chester, SC / Chester County

PROPERTY DESCRIPTION

Nestled in the heart of Chester, South Carolina, this 103-acre tract on Cool Branch Road is the prime canvas for your vision. This exceptional property offers a unique blend of hunting land, recreational opportunities, and timberland potential, making it an ideal investment for those seeking a tranquil retreat or a strategic asset. Imagine the possibilities that unfold across this expansive acreage, where nature's bounty meets endless potential.

Location

This remarkable property is situated in Chester, South Carolina, within Chester County. Its location on Cool Branch Road places it in a desirable locale, offering both seclusion and accessibility. The vibrant community of Chester provides a charming backdrop, ensuring a balance of rural tranquility and convenient access to local amenities.

Land and Terrain

Spanning 103-acres, this land offers a diverse and captivating landscape. The terrain is characterized by natural features, providing an ideal setting for a variety of pursuits. The land presents a versatile foundation for agricultural endeavors or further development, allowing future owners to shape it to their specific needs and desires.

Improvements and Infrastructure

The property currently boasts no specific improvements, presenting a blank slate for the discerning buyer. This absence of existing structures offers unparalleled freedom to design and implement your ideal vision, whether that involves a custom residence, recreational facilities, or agricultural infrastructure. The potential for development is entirely yours to define.

Water and Utilities

While specific details regarding water sources and utilities are not provided, the property offers the opportunity to establish essential services tailored to your needs. Prospective owners will have the flexibility to explore and implement their preferred solutions for water and power, ensuring the property can be developed to support a comfortable and functional lifestyle.

Wildlife and Vegetation

A haven for nature enthusiasts, this tract is teeming with abundant wildlife, including turkey and whitetail deer, making it an exceptional destination for hunting and wildlife observation. The land is predominantly wooded, offering a rich and diverse ecosystem that contributes to its natural beauty and recreational appeal. The lush vegetation provides a perfect habitat for local fauna and a serene backdrop for outdoor activities.

Current and Potential Use

Currently utilized for agricultural purposes, the property holds immense potential for a variety of future uses. It is ideally suited for investment, recreational activities, residential development, or continued timber production. The flexibility of this land allows you to craft a future that aligns perfectly with your aspirations, whether it's building a dream home, expanding agricultural operations, or creating a private recreational paradise.

Access and Easements

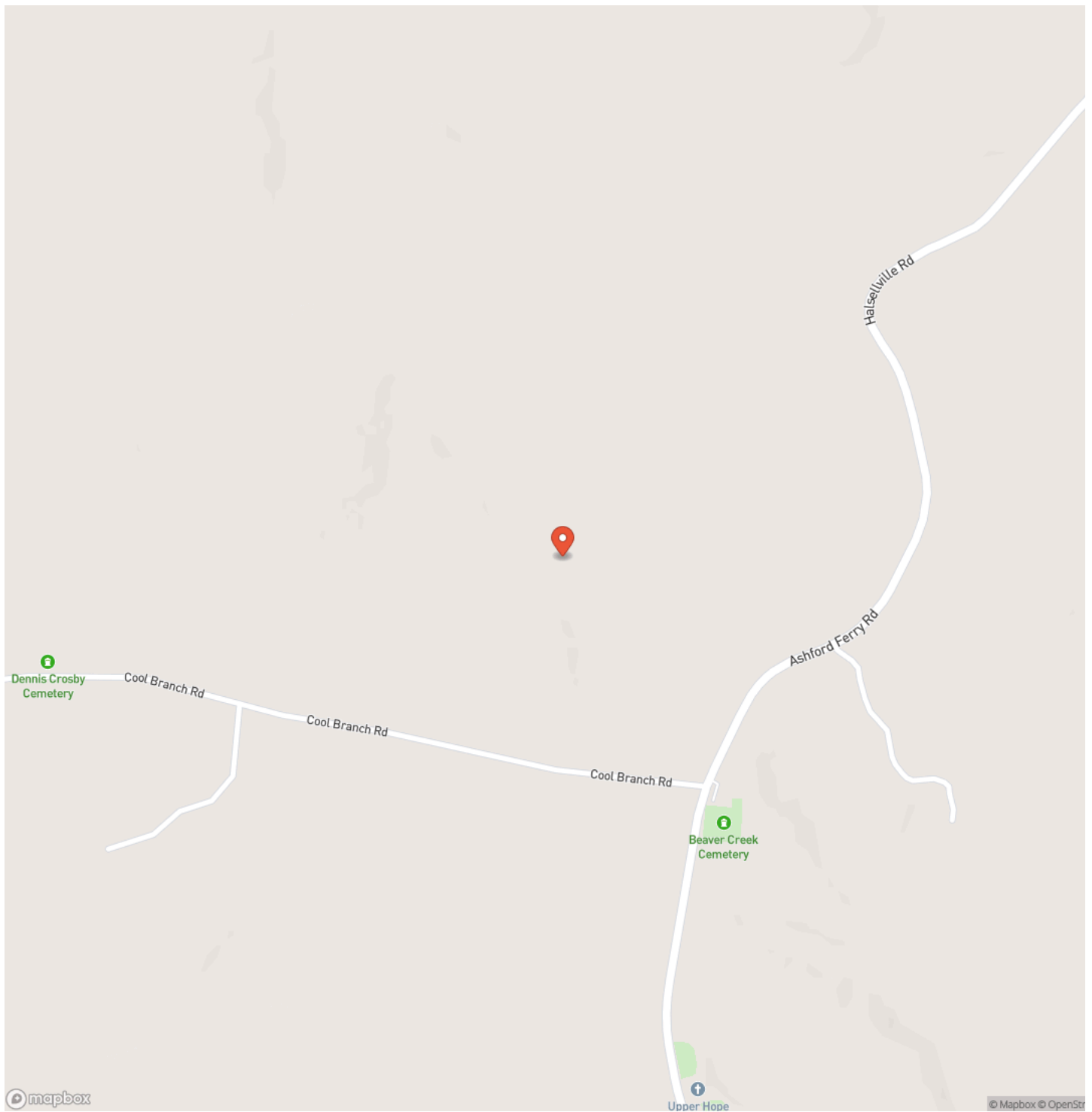
Access to the property is facilitated by a dirt road with state road frontage, ensuring convenient entry and exit. This combination offers both privacy and ease of access, making the property readily reachable while maintaining its secluded charm. The specifics of any property rights beyond standard ownership are open for exploration, providing clarity and confidence for prospective buyers. Contact us today to learn more or to schedule a visit.



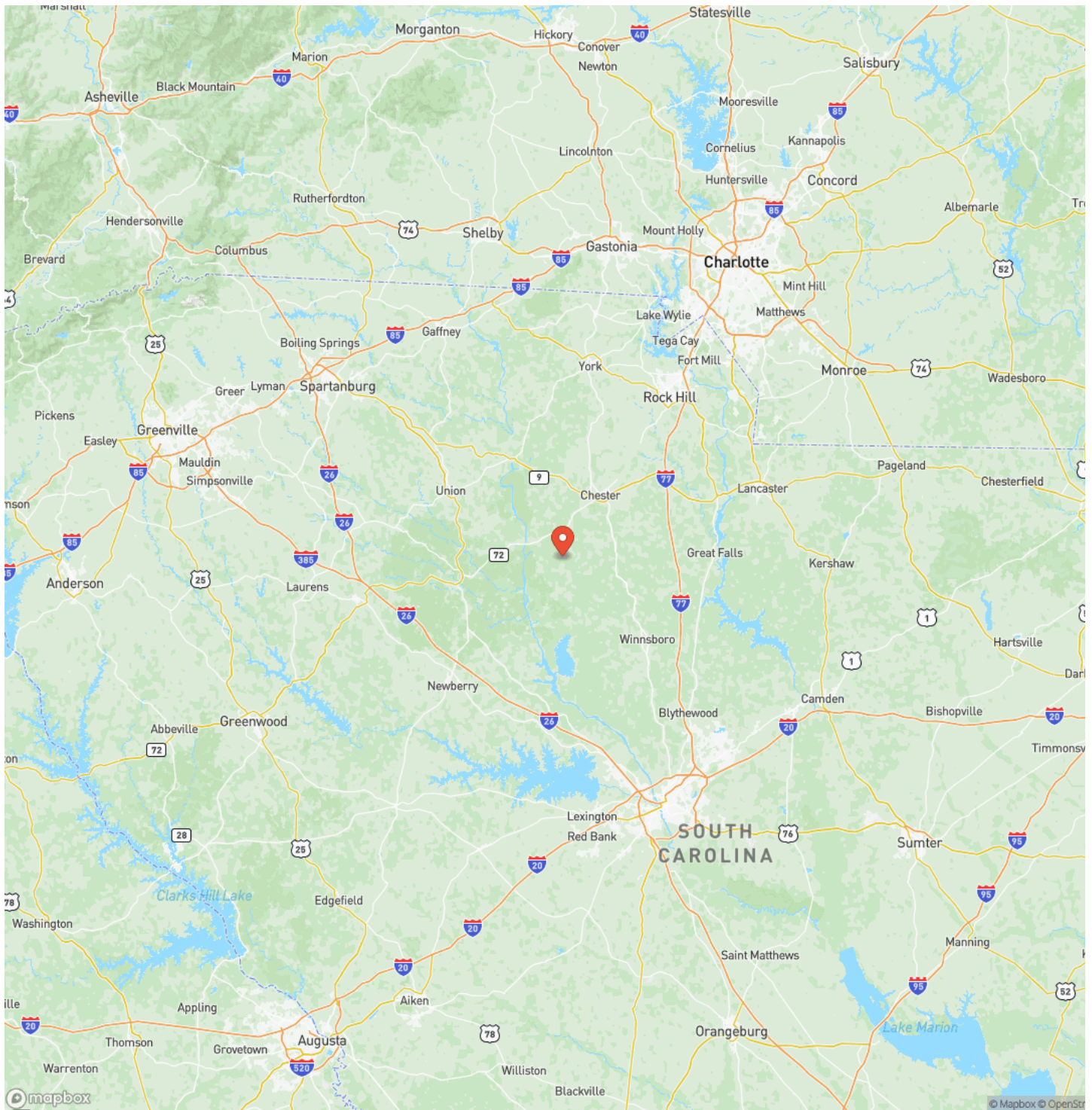
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Locator Map



Locator Map



Satellite Map



COOL BRANCH ROAD TRACT
Chester, SC / Chester County

LISTING REPRESENTATIVE
For more information contact:

Representative
Compass South Land Sales

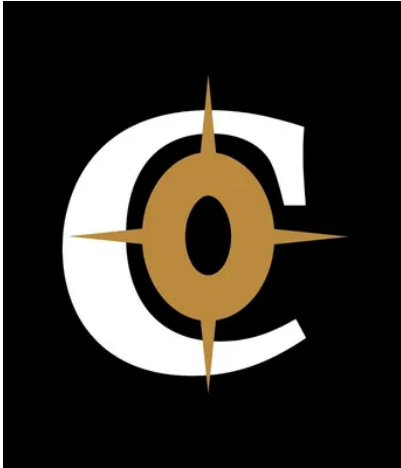
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DISCLAIMERS

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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.



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