OLD CC ROAD TRACT
Old CC Road
Cassatt, SC 29032

$694,260
165± Acres
Kershaw County







MORE INFO ONLINE:

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

SUMMARY

Address
Old CC Road

City, State Zip
Cassatt, SC 29032

County
Kershaw County

Type
Recreational Land, Undeveloped Land, Hunting Land, Timberland

Latitude / Longitude
34.404445 / -80.439696

Acreage
165

Price
$694,260

Property Website
compasssouth.com







PROPERTY DESCRIPTION

The Old CC Road Tract consists of +/-165 acres located on Old CC Road in Cassatt, South Carolina. This property is ideal for those seeking a blend of investment potential, recreational activities, and rural charm.

Location

Located in Cassatt, South Carolina, this property is perfectly positioned for those who enjoy rural living within easy reach of larger cities. Just an hour from Columbia, the capital city of South Carolina, and an hour and a half from Charlotte, North Carolina, The Old CC Road Tract offers convenient access to urban amenities without sacrificing the peace and quiet of the countryside

Access

One of the most significant features of this property is that it includes over 4,300 feet of road frontage on Old CC Road. This extensive frontage not only makes the property highly accessible, but also provides numerous opportunities for future development. Whether you're considering a rural retreat, a permanent residence, or simply investing in the land for its value and resources, the road frontage ensures that your plans are well supported.

Timber

For those interested in land investment, this property provides an exceptional opportunity. The pre-merchantable pine plantations are a significant feature for anyone considering timber investment. With proper management, these pine plantations present a future harvest that may generate substantial income. Additionally, the diverse landscape, which includes a hardwood drain and small creek, enhances the property's overall value and appeal. The natural elements of this land support a wide range of ecological diversity. This thriving environment serves as an excellent wildlife habitat, attracting deer, turkeys, and other animals. Beyond timber, the land's ecological richness ensures its value will only grow over time, making it an outstanding choice for buyers who are interested in a property that holds both immediate and long-term potential.

Recreation and Wildlife

Nature lovers, hunters, and outdoor enthusiasts will find endless opportunities to enjoy this property. Deer and turkey hunting are top attractions here, thanks to the excellent wildlife habitat created by the hardwood drain and surrounding landscape. The thriving ecosystem supports a healthy population of game, making it a sought-after spot for hunting. ATV enthusiasts will appreciate the opportunities for off-road adventures. Whether it's exploring trails, creating new paths, or simply enjoying the beauty of the outdoors, this property offers plenty of space for fun and excitement. The small creek running through the hardwood drain adds an extra layer of tranquility and charm. Whether you're picnicking by the water, observing wildlife, or simply enjoying the peaceful sounds of flowing water, the creek provides a serene escape from the bustle of everyday life.

Current and Potential Use

The location and lay of the land make it an excellent choice for a rural getaway. Imagine building a dream home surrounded by nature, with plenty of room for outdoor activities and privacy. Alternatively, the road frontage could support a larger-scale project. The accessibility and proximity to major cities enhance the appeal for a wide range of buyers.

Summary

This +/-165-acre tract offers you the opportunity to own a property that combines investment potential, recreational features, and natural beauty. Its pre-merchantable pine plantations, hardwood drain, small creek, and abundant wildlife make it a truly unique offering in the Kershaw County area. Don't let this opportunity pass you by. Contact us today to learn more about this exceptional property or to schedule a visit.





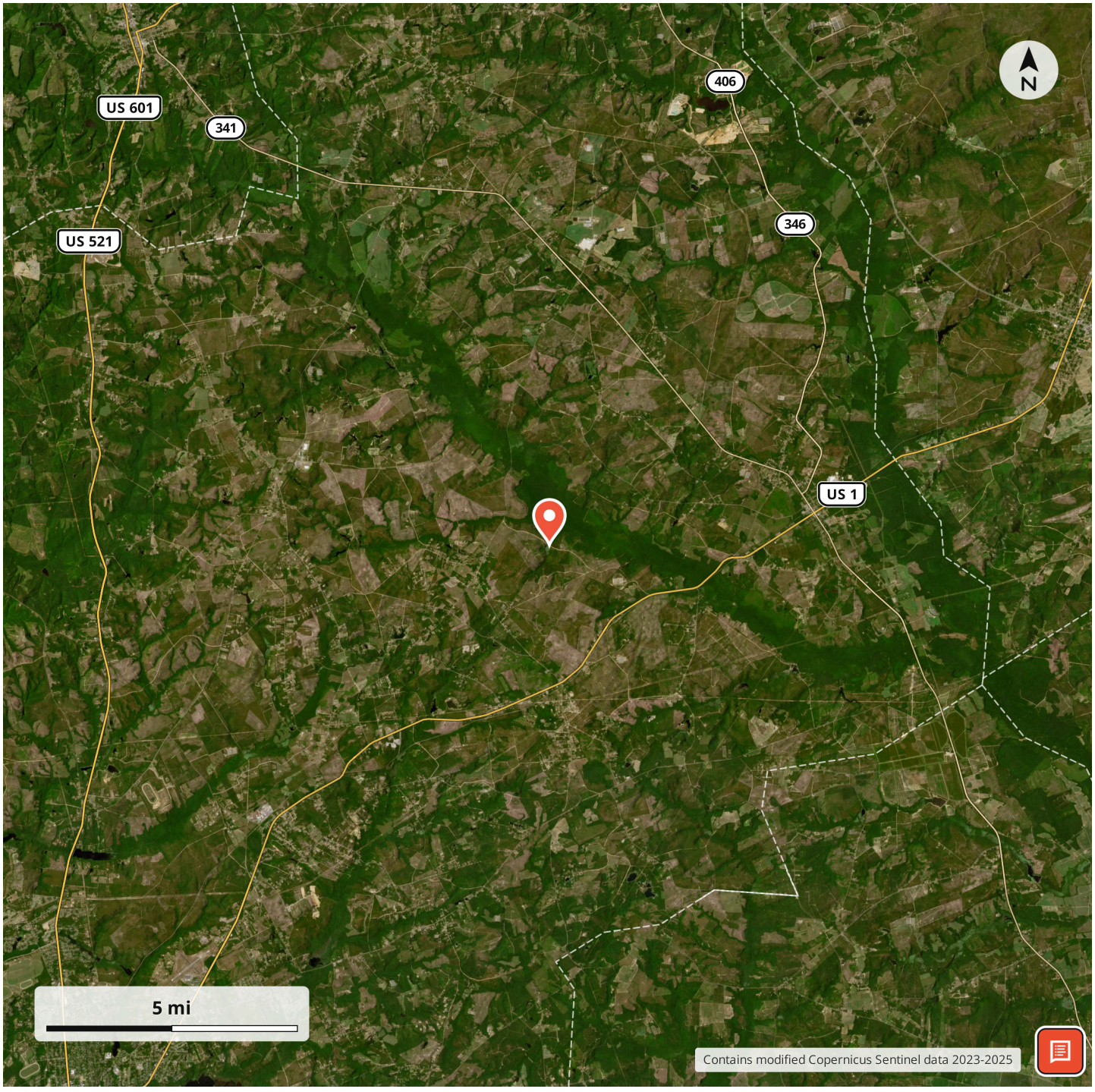







Cassatt

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

NOTES

NOTES

MORE INFO ONLINE:

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

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