



Tract 3046B-Fairview South Tract

82 Acres
Lexington County, South Carolina
Property Price : \$492,000 or (\$6,000/acre)



Acreage:

82+/-acres

General Description:

The Fairview South Tract consists of 82 acres located in Lexington County, SC. Easily accessible off I-20 just 2.5 miles south of exit 39. The Fairview South Tract has road frontage for a total of 1.3 miles on Fairview Rd, Kestrel Dr, and Steedman Rd. There are 65 acres that consist of 2-year-old pine plantation with the remaining acreage in 10-year-old pine plantation.

Investment:

\$492,000 or (\$6,000/acre)

Tax ID:

010400-03-003

Agent:

Mark McMillan
803-957-9503
Cole McMillan
803-960-4630

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

from Lexington SC, travel West on I-20. Take Exit 39 and travel S/E towards Pelion. You will travel about 2.45 miles. Parcel will be on the Right.

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

