



Tract B957 SC Fairfield County

589 Acres  
Fairfield County, South Carolina  
Property Price : \$2,797,750 or (\$4,750/acre)



**Acreage:**

589 +/- acres

**General Description:**

Property Highlights

589 +/- total acres in two tracts

Active and future mitigation bank potential

Professionally managed timber resources

Conservation easements in place (Sandy Fork)

Rustic hunting cabin with firepit and equipment shed

Interior roads, food plots, and abundant wildlife

Convenient access — 30 minutes from Scout Motors Plant & Columbia, SC

Excellent habitat for deer, turkey, and ducks

This is truly a once-in-a-lifetime opportunity to own a diverse and income-producing recreational property in a fast-growing region. Whether your focus is conservation, investment, or recreation, these tracts offer unmatched value and long-term potential.

Contact us today to schedule your private tour of one of the finest land offerings currently on the market.

**Investment:**

\$2,797,750 or (\$4,750/acre)

**Tax ID:**

065-00-00-034-000, 065-00-00-037-000

**Agent:**

**Mark McMillan**

**803-957-9503**

✉ [contact@advancelandandtimber.com](mailto:contact@advancelandandtimber.com)

📞 (803) 957-9503

[www.advancelandandtimber.com](http://www.advancelandandtimber.com)

**Location/Directions:**

From Winnsboro SC, travel west on HWY 34 to the intersection of 34 and HWY 215. At the intersection take 215 north approximately 3 miles. The property is located on the east side of 215 with multiple access points into the parcel. For many who view Fairfield County ownership, the parcels are listed under RMC and Associates, LLC.

*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.*

