



Tract 3032B-Switchback Tract

25 Acres
Fairfield County, South Carolina
Property Price : \$156,000 or (\$6,240/acre)



Acreage:

25+/-acres

General Description:

The Switchback Tract is located in Fairfield County, SC and consists of 25 acres. The entire property was planted in loblolly pines in 2020. What makes this property unique is the extensive amount of road frontage that wraps around the entire property. There is approximately 0.7 miles of frontage along Hwy 34 to the south and 0.75 miles of frontage on Taylor Lane which peels around the northern half of the property. This tract is situated 10 miles from I-77, 40 minutes to downtown Columbia, and 20 minutes to Camden.

Investment:

\$156,000 or (\$6,240/acre)

Tax ID:

206-00-04-003-000

Agent:

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Location/Directions:

From Columbia, take SC-277 N for 8 miles. Merge onto I-77 N towards Charlotte. In 5.8 miles take the Blythewood Exit East. Turn left onto US-21 N. In 5.1 miles turn right onto Smallwood Rd. Continue for 3.9 miles and turn right onto SC-34 E. In 3 miles property will be on the left. Look for Advance Land and Timber signs.

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, 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.

