



Tract B874 SC Fairfield-Eagle House

376 Acres

Fairfield County, South Carolina

Property Price : \$1,600,890.00 or
(\$4,250.00/acre)



Acreage:

376+/- acres

General Description:

The Eagle House Tract is a 376-acre timberland and recreational property in Fairfield County, SC. It is located between Lake Wateree and I-77, just 30 minutes from Columbia and less than five minutes from the interstate. With two access points—a gated entrance from River Rd. (north) and a deeded easement from Durham Rd. (south)—this property offers excellent accessibility. Taylor Creek winds 1.2 miles through the center, dividing the land into 168 acres (north) and 208 acres (south). Managed for both outdoor enthusiasts and timberland investors, Eagle House features three age classes of pine plantation, ranging from mature, recently thinned stands on rolling hills to younger pine plantations that provide ideal wildlife bedding areas. A conservation easement protects the hardwood corridor along Taylor Creek, and its tributary creek, ensuring its natural state remains intact. Everything else is unencumbered. *Easement documents provided.* For hunting and outdoor recreation, this property features seven well-positioned food plots totaling approximately seven acres, enhanced with fruit trees and sawtooth oaks to attract wildlife. A newly built internal road system ensures access throughout the tract. This is a unique opportunity to own a diverse, high-value timber and recreational property with excellent investment potential.

Investment:

\$1,600,890.00 or (\$4,250.00/acre)

Tax ID:

094-00-00-048-000

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Location/Directions:

Travel north on I-77 for approximately 23 miles and take Exit 41 East. Continue for 2.6 miles, then take a slight left onto US-21 N. Turn right onto River Rd, and after 0.4 miles, the gated entrance will be on your right. Look for the 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.

