



Tract 3029B-Scott's Crossing Tract

66 Acres
Fairfield County, South Carolina
Property Price : \$264,000 or (\$4,000/acre)



Acreage:

66+/-acres

General Description:

The Scotts Crossing Tract is approximately 66 acres located in Fairfield County, SC. It is situated just south of Hwy 213 in between Lake Monticello and Winnsboro. The majority of this property consists of three-year-old pine plantation with the remaining acreage running along Morris Creek. Scotts Crossing Road is a very nice gravel road with underground power running down it. As you enter the property off Scotts Crossing Rd you can immediately get a feel for topography and lay of the land. The elevation at the entrance of the property allows you to look across the entire 66 acres as well as miles of adjoining timberland. This property has multiple potential homesites, food plots, and internal roads.

This tract is a portion of a larger ownership

Investment:

\$264,000 or (\$4,000/acre)

Tax ID:

178-00-04-027-000

Agent:

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Location/Directions:

From Columbia take SC-215 N/ Monticello Rd. Cross over I- 20 and continue on SC-215 N for 7.3 miles. Take a slight right onto SC-269 N. In 4.3 miles take a slight left onto Landis Rd. In 4.1 miles turn right onto Scotts Crossing Rd. The property will be on your left in 0.4 miles. 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.



