



Tract 3032C-Taylor Tract

54 Acres  
Fairfield County, South Carolina  
Property Price : \$324,000 or (\$6,000/acre)



**Acreage:**

54+/-acres

**General Description:**

The Taylor Tract is located in Fairfield County, SC and consists of 54 acres. The majority of this property was replanted in pine plantation in 2020. This offers a blank canvas for someone to turn this property into their dream layout. Situated east of I-77 along Hwy 34 makes this property easily accessible from Columbia or Camden. Not only does this property front on Hwy 34 but it also has 2,400 feet of road frontage along Taylor Lane. From the entrance of the Taylor Tract, you are 10 miles from I-77, 40 minutes to downtown Columbia, and 20 minutes to Camden.

**Investment:**

\$324,000 or (\$6,000/acre)

**Tax ID:**

206-00-04-003-000

**Agent:**

**Mark McMillan**

**803-957-9503**

**Cole McMillan**

**803-960-4630**

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

📞 (803) 957-9503

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

**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 take a Left onto Taylor Lane. 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, 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.*

