



Tract B246 (SOLD)

99 Acres  
Saluda County, South Carolina  
Property Price :



**Acreage:**

98.5 Acres

**General Description:**

This property consists of 98.5 acres located off Spann Road in Saluda County, SC. This would make an excellent hunting tract as well as a timberland investment. There are two entrances to enter into the property and an internal road system that allows access throughout the entire 98 acres. Clouds Creek is just one property over. The diversity of the terrain and age class of planted pine plantation gives this property many different opportunities.

**Investment:**

**Tax ID:**

Portion of 171-00-00-033

**Agent:**

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*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.*

**Location/Directions:**

From the Town of Saluda, travel Hwy 378 east approximately 12 miles, and turn right onto Spann Road. Property begins approximately .44 miles on the left.

From the Hwy 378/Hwy 391 traffic circle, travel Hwy 378 west toward Saluda 1.7 miles and turn left onto Spann Road. Property begins approximately .44 miles on the left.

