



Tract B858 Greenwood County SC-Eden Hall

330 Acres
Greenwood County, South Carolina
Property Price : \$1,074,937 or (\$3,250/acre)



Acreage:

330 +/- acres

General Description:

Located in Greenwood County, South Carolina, the Eden Hall Tract offers a rare opportunity to own 331 acres of diverse and productive timberland in the sought-after Piedmont region of South Carolina. With paved road frontage on both Hwy 178 and Scotts Ferry Road, this property provides convenient access while maintaining a sense of seclusion. The tract features a professionally managed 18-year-old pine plantation, now ready for its first thinning—presenting immediate revenue potential. In addition, approximately 80 acres of mature hardwoods add both ecological value and scenic diversity. A one-acre pond, with restoration potential for expansion, enhances the property's recreational appeal. Miles of well-maintained internal roads offer excellent access throughout the property, ideal for hunting and recreation. Bordered by national forest land, Eden Hall is a haven for wildlife. This exceptional recreational and hunting tract is protected by a conservation easement held by the Upper Savannah Land Trust, ensuring its natural integrity for generations to come. Easement documents are available upon request.

Investment:

\$1,074,937 or (\$3,250/acre)

Tax ID:

6890-357-691, 6890-542-823

Agent:

Mark McMillan
803-957-9503
Cole McMillan
803-960-4630

Location/Directions:

From Greenwood, Take US-178 E towards Saluda. In approximately 7.8 miles take a slight Right onto Sandridge Church Rd. In 0.3 miles the property will be on your Right.

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From Saluda, Take US-178 W towards Greenwood. In approximately 14 miles Turn left onto Sandridge Church Rd. The property will start at the 90-degree turn.

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, directors, 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.

