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161 Acres - Edgefield County, South Carolina

Tract B180 - PD 1902 (New Listing)



### Acreage

160.55 +/- Acres

### Property Price

\$517,000 (\$3,220/Acre)

### General Description

This tract consists of 160.55 acres located at Pleasant Lane crossroads just south of Hwy 378 in Edgefield County. It has been under a forestry management plan for years and currently has over \$1,000/ acre worth of timber value, with 153 acres of mature Loblolly pine. This property has frontage on three different paved roads (Sleepy Creek Rd., McDowell Rd., and Gordon Town Rd.) which gives multiple access points, as well as an option for the future owner to subdivide. There are a number of internal roads throughout the property with established food plots and an abundant number of deer and turkey. This property would make an excellent hunting tract as well as a great timber investment or homesite.

### Location / Directions:

From Edgefield, take Hwy 25 north approximately 5 miles, veer right onto Pleasant Lane Road continuing 2.5 miles. At the intersection of Sleepy Creek Road and Timmerman Road, turn right onto Sleepy Creek Road. Property begins in approximately 1 mile on both sides of the road.

From Saluda, travel Hwy 378 west approximately 13 miles and turn left onto Sleepy Creek Road. Property begins on the left in approximately 1 mile.

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Aerial Map 

