



Tract 3029A-Morris Creek Tract

18 Acres
Fairfield County, South Carolina
Property Price : \$120,000or (\$6,667/acre)



Acreage:

18+/-acres

General Description:

The Morris Creek Tract consists of 18 acres located just east of Lake Monticello in Fairfield County, SC. The entire property is pine plantation that is 15 year of age and is ready for its first thinning. Therefore, allowing a potential buyer immediate revenue. There is 1,350 feet of road frontage along Morris Creek Rd. This property is surrounded by large ownerships and is in a great recreational and hunting area.

This tract is a portion of a larger ownership

Investment:

\$120,000or (\$6,667/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 5 miles take a right onto Morris Creek 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.

