



Tract 4004-Camp Welfare Tract

203 Acres  
Fairfield County, South Carolina  
Property Price : \$902,000 or (\$4,443/acre)



**Acreage:**

203+/-acres

**General Description:**

The Camp Welfare Tract is located in Fairfield County and consists of 203 acres. This tract is visible from Exit 45 off I-77 and offers over 1.3 miles of road frontage on 3 different roads. The size and proximity to the interstate can make this a potential development tract. The Camp Welfare tract has been professionally managed for timberland for decades and is also a great recreational and hunting property. The timber breakdown is below.

117 acres of 17-year-old pine plantation

12 acres of 5-year-old pine plantation

8 acres of 36-year-old pine

51 acres of hardwood / pine mix

11 ac. clear-cut

**Investment:**

\$902,000 or (\$4,443/acre)

**Tax ID:**

074-00-00-014-000

**Agent:**

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**Location/Directions:**

Take exit 46 off of I-77 onto Camp Welfare Road. The parcel is on the West side and fronts on Camp Welfare Road.

*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.*

