



Tract B499-Laurens County-186.7ac

186 Acres
Laurens County, South Carolina
Property Price : \$839,217 or (\$4.495/ac)



Acreage:

186+/-acres

General Description:

If you are looking for an excellent recreational, timberland and commercial development property all in one, you owe it to yourself to view this tract. This parcel is located 1 mile out of the community of Joanna outside of Laurens County. Totalling 186 acres, there are approximately 62 acres of mature pine saw timber and the balance is a blend between hardwoods bordering the Bush River, powerline and an 8 acre pond. This is truly an outdoorsman's paradise. Excellent duck hunting with an established blind at the pond and numerous flooded holes on the bottomlands adjacent to the Bush River.

NOTE: There is a conservation easement that is in place on approximately 70 acres of the hardwood that is bordering the Bush River. All other uplands and the balance of the property are free of any easements. This tract has an abundance of deer, turkey, as well as ducks. Just minutes off of I-26. This is a rare opportunity to own such a quality tract with so many amenities.

Investment:

\$839,217 or (\$4.495/ac)

Tax ID:

700-00-00-004

Agent:

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Location/Directions:

From the town of Joanna, Laurens County, travel approximately 1 mile East on Hwy 76. You will turn right on Woodyard Road and cross over the railroad tracks. The property is adjacent, as well as behind SC Field Mill. The 27 acre fronts on Woodyard Road and Treatment Plant Road. The larger block (159+/-acres) has 2 access points off of Treatment Plant Road. Look for 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, 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.

