



Tract B696 SC Saluda County

80 Acres  
Saluda County, South Carolina  
Property Price : \$360,000 or \$4,500/acre)



**Acreage:**

80 +/- acres

**General Description:**

This 80-acre parcel, held within the same family for generations, is now available to the public for the first time. Nestled in the scenic NW part of Saluda County, just half a mile from HWY 39, this property boasts a mature stand of Loblolly pines, aged 35 years or older, meticulously managed for decades. With over 3,000 feet of road frontage along Zoar Road, accessing the property is convenient, especially with power lines already in place along the road, facilitating any construction needs. Whether you're seeking an immediate cash flow from timber harvesting or envisioning a picturesque rural homesite, this parcel offers both. The mature pines promise instant returns for those continuing the forest management tradition. Moreover, for those with recreational interests, the eastern boundary is graced by the serene Terrapin Creek, bordered by mature hardwoods, creating an ideal habitat for wildlife. In summary, if you're in search of an exceptional property for timber production, recreation, or rural living, this parcel warrants your attention.

**Investment:**

\$360,000 or \$4,500/acre)

**Tax ID:**

049-00-00-023

**Agent:**

**Mark McMillan**  
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**Location/Directions:**

From Saluda: travel north on HWY 39 towards Chappells. After leaving Saluda on HWY 39, travel approximately 10 miles. Turn right onto Branch Hill Road. Branch Hill Road runs directly into the property.

*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.*

