



Tract B129A (SOLD)

250 Acres
York County, South Carolina
Property Price :



Acreage:

250 +/- Acres

General Description:

Finding a property with these attributes, this close to Charlotte, Greenville/Spartanburg and Rock Hill is extremely rare! This tract consisting of 250 +/- acres has many characteristics for the outdoor enthusiast as well as timberland and recreational investment. Parcel has in excess of \$1,000 per acre of mature, well-managed, well-stocked pine plantations. The hardwood draws throughout the property feed the beautiful Guyonmoore Creek. This beautiful creek provides tremendous water source, which obviously enhances wildlife and recreational value. Guyonmoore Creek runs the entire length of the property, totaling 4,300 feet. This is rare, where you find one parcel with this much creek frontage and you actually own both sides of the creek! This makes this parcel like none other. Loaded with deer, turkey, internal roads, all of which are accessed off of Martin Road, which is county paved.

Give us a call. This tract won't last long!

Investment:

Tax ID:

Agent:

Mark McMillan
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Location/Directions:

From Hickory Grove, travel northwest on Smithford Road for approximately 1.5 miles and turn right onto Goose Hollow Road. Travel on Goose Hollow Road for approximately .75 mile and turn right onto Martin Road. Parcel fronts on right in .12 of a mile.

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.

