



Tract C03 SC Aiken County Triangle C

6 Acres
Aiken County, South Carolina
Property Price : \$50,400 or (9,000/acre)



Acreage:

5.6 +/- acres

General Description:

The Triangle C Tract presents a rare opportunity to own a manageable and versatile piece of land in the heart of Aiken County, South Carolina. This property totals 5.6 acres and features a healthy, well-maintained 6-year-old longleaf pine plantation. The longleaf stand has been carefully sprayed and cleaned, setting the stage for future pine straw production, a valuable income-producing option for the new owner. The property's size and layout make it suitable for multiple uses, whether you are looking for a private homesite, a small farm, or a recreational retreat.

With approximately 685 feet of frontage along Big Branch Road, a county-maintained dirt road, the property offers easy access while maintaining the peace and quiet of a rural setting. Big Branch Road and the surrounding dirt roads are especially appealing to horse owners, providing a scenic and safe place to ride freely right from your property. The gentle terrain and layout allow flexibility for clearing a homesite, establishing pastures, or continuing to manage the timber for long-term investment.

In addition to its potential for residential and agricultural uses, the Triangle Tract is an ideal size for those seeking a manageable recreational parcel. The pines provide excellent cover and habitat for wildlife, while the manageable acreage keeps upkeep practical. Whether you are drawn to the land for its investment potential, equestrian opportunities, or as a private retreat away from the noise of town, this tract checks all the boxes for a rural property that can be shaped to your vision.

Properties of this size with well-established longleaf pines and strong road frontage are increasingly hard to find. The Triangle Tract offers both current appeal and long-term promise in a location where land is in high demand.

Investment:

\$50,400 or (9,000/acre)

Tax ID:

45003

Agent:

Location/Directions:

Cole McMillan
803-960-4630
Lathan Todd
803-968-0589

Contact agent for showing

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

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.

