



Tract B518-Addy Farm-Aiken County-32 acres

32 Acres
Aiken County, South Carolina
Property Price : \$429,000 or
(\$13,406/acre)



Acreage:

32 +/- acres

General Description:

The Hollow Creek Farm is a fully equipped recreational property located in Aiken County, South Carolina. It covers 32 acres and offers a range of amenities, including a 60'x 80' pole building, a Bermuda hay field, and a dove field. This property fronts on Hollow Creek Rd. for 1,000 feet and is situated just east of the town of Perry. The front portion of the property features a 19.5-acre Bermuda field that is being prepared for hay production. Situated in the middle of the property is a two-story pole building which includes 2,000 sq ft of living space with a large upstairs room and 3,000 sq ft of enclosed storage space. The building is move-in ready and includes high-speed WIFI, a fully functional kitchen, a bathroom with a shower, storage space with three separate bay doors, covered front porch overlooking the beautiful landscape, and various appliances, including a new HVAC unit. Behind the pole building is a 9.5-acre dove field the current owners have planted in sunflowers and millet. Hollow Creek Farm is a turnkey recreational farm surrounded by large Ag fields and timberland and sits a mile south of the North Fork Edisto River

Investment:

\$429,000 or (\$13,406/acre)

Tax ID:

303 00 03 001

Agent:

Cole McMillan
803-960-4630

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

879 Hollow Creek Rd, Salley, SC ~ From Wagener, travel Hwy 39 south and take the left fork onto Hwy 389 (John Nunn Hwy). In .9 miles turn left onto Hollow Creek Road. Property fronts on the left in 3.75 miles.

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.

