



Tract B842 SC Fairfield County-Turkey Creek

60 Acres
Fairfield County, South Carolina
Property Price : \$257,125 or (\$4,250/acre)



Acreage:

60 +/- acres

General Description:

Discover a rare opportunity to own 60 +/- acres of prime real estate in Fairfield County. This expansive property boasts an impressive 2,700 ft. of county-maintained gravel road frontage along Turkey Creek Road, providing easy access while ensuring a serene, rural atmosphere.

The majority of this tract features mature pine plantation, with a mix of hardwood fingers that add to the natural beauty of the landscape. The northern boundary of the property runs parallel to Brushy Fork Creek, offering a peaceful setting and potential recreational opportunities.

Renowned for its exceptional deer and turkey hunting, and surrounded by large, private landowners this property is a hunter's paradise. Whether you are looking to build your dream home, create a weekend retreat, or invest in a long-term asset, this property offers endless possibilities. Don't miss your chance to own a slice of Fairfield County's natural splendor!

******* NOTE*******

This parcel has a timber deed that expires November, 2025. The timber was reserved by the previous owner. Weather and market conditions will determine the harvesting on the pine plantation which will be clear cut.

Investment:

\$257,125 or (\$4,250/acre)

Tax ID:

069-00-00-006-000

Agent:

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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, directors, 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.

Location/Directions:

From the town of Winnsboro take Hwy 34 NW, for approximately 6 miles. Turn right onto Douglas Rd for half a mile. Turn right onto Sweet Prospect Rd. Property will be on the right.

