



Tract B595 - Ouzts Road (Just Reduced)

18 Acres
Edgefield County, South Carolina
Property Price : \$145,723 (\$7,950/acre)



Acreage:

18.33 +/- Acres

General Description:

Situated in Edgefield County, South Carolina, this tract spans 18.33 acres and boasts convenient access with paved road frontage along Ouzts Rd. The property primarily features a well-maintained 26-year-old pine plantation with a pristine understory, creating an aesthetically pleasing environment. Offering the potential for a homesite, this parcel is not only suitable for residential development but also stands as an excellent hunting tract, abundant with deer and turkey. Its strategic location ensures both seclusion and accessibility, being just a 15-minute drive from downtown Saluda and downtown Edgefield. This diverse and well-located property presents a unique opportunity for those seeking a rural piece of land with convenient proximity to local amenities.

Investment:

\$145,723 (\$7,950/acre)

Tax ID:

151-00-00-028-000, 151-00-00-037-000

Agent:

Cole McMillan
803-960-4630

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

From downtown Edgefield, travel North on Meeting Street Rd. for approximately 7 miles. Turn right onto Ouzts Rd. In 3 miles the property will be on your right. Look for Advance Land and Timber signs.

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.

