



Tract C17 SC Lancaster County-Lynches River

263 Acres
Lancaster County, South Carolina
Property Price : \$1,150,625 or (\$4,375/acre)



Acreage:

263 +/- acres

General Description:

The Lynches River Tract is a rare offering of 263+/- acres located in Lancaster County, South Carolina. This property stands out due to its exceptional water features, boasting over half a mile of Lynches River frontage along the eastern property line and an impressive 2.4 miles of Polecat Creek frontage that runs the entire length of the western boundary. The way this tract lays at the intersection of two strong water sources makes it an incredibly desirable location for wildlife, creating natural funnels and travel corridors for deer, turkey, and other game. As you enter the property by crossing a private bridge over the scenic Lynches River, you will quickly appreciate the seclusion and recreational opportunities this tract provides.

Most of the acreage is in pine plantation production, offering both investment potential and future management options. Approximately 115 acres consist of a healthy, well-established 5-year-old pine plantation, complemented by an internal road system and strategically placed food plots that enhance hunting opportunities and overall accessibility. The northern portion, about 95 acres, has been clear-cut, and sprayed which will provide ideal early successional habitat, excellent bedding cover, and is ready to be replanted back into pine production. The balance of pine plantation, hardwood bottoms along the water, and regenerating clear-cut provides a diverse landscape that supports strong wildlife populations while also offering long-term timber income potential.

Property access is secure through a deeded easement, ensuring privacy and peace of mind. Whether you are seeking a recreational retreat, an investment in timberland, or a large hunting property with outstanding water frontage, the Lynches River Tract checks all the boxes.

Investment:

\$1,150,625 or (\$4,375/acre)

Tax ID:

0039-00-008.00

Agent:

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✉ contact@advancelandandtimber.com

Location/Directions:

From Lancaster head east on W Arch St for approximately 6 miles before turning onto Pageland Hwy. Stay on Pageland Hwy for approximately 6 miles before turning left onto Tradesville Rd and in roughly a mile you will take a right onto Shiloh Unity Rd then immediately turn onto Old Camden Monroe Hwy and the access to

(803) 957-9503

this property will be on your right approximately 1.4 miles down.

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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, 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.

