



Tract B766 Longtown Tract (Just Reduced)

101 Acres
Fairfield County, South Carolina
Property Price : \$544,996 or (\$5,396/acre)



Acreage:

101 +/- acres

General Description:

The Longtown Tract presents a unique opportunity for investors, outdoor enthusiasts, and those seeking a secluded retreat. Spanning 101 acres in Fairfield County, this property features a diverse mix of young and mature timber, including 39 acres of 6-year-old planted pines and 62 acres of 30-year-old planted pines. The rolling topography allows for potential fields and pond sites throughout the property. An old homesite with existing structures offers an ideal location for building your dream home or a rustic cabin getaway. With approximately 2,200 feet of paved road frontage along Longtown Road, the property ensures easy access. Conveniently located just 30 minutes from Columbia, it provides the perfect balance of seclusion and accessibility, situated between Ridgeway and Lake Wateree. Whether you are looking to invest, build, or simply enjoy the outdoors, the Longtown Tract is a rare find in the area.

Investment:

\$544,996 or (\$5,396/acre)

Tax ID:

152-00-00-017-000

Agent:

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

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

Location/Directions:

From Columbia, travel north on I-77 for approximately 13 miles. Take exit 34 for SC-34 E toward Ridgeway. From Ridgeway, travel East on Longtown Road for 6 miles. The property will be on your right. Look for Advance Land and Timber signs.

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.

