



Tract B807 SC Abbeville -Flat Rock A

48 Acres
Abbeville County, South Carolina
Property Price : \$255,937.50 or
(\$5,250/acre)



Acreage:

48 +/- acres

General Description:

Discover the perfect blend of tranquility and opportunity with this stunning 48-acre property, ideally situated on Flat Rock Road. This diverse landscape features a thriving 20-year-old pine plantation, providing a picturesque backdrop and potential for sustainable timber income. Complementing this are mature hardwood fingers that add character and beauty to the land.

Boasting 700 feet of paved road frontage, this tract offers easy access and visibility, making it an ideal location to build your forever home. Imagine waking up to the serene sounds of nature, with ample space for outdoor recreation, gardening, or simply enjoying the peaceful surroundings.

Whether you're looking to create a private retreat or a family homestead, this property offers the perfect canvas to realize your vision. Don't miss the opportunity to own this slice of paradise!

Investment:

\$255,937.50 or (\$5,250/acre)

Tax ID:

068-00-00-025

Agent:

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

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

From Abbeville take HWY 28 S, for approximately 8 miles, then take a left onto Flat Rock Road, the property will be on your left. Look for the 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, 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, 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.

