



Tract B390-SC-Saluda-Hollywood

84 Acres
Saluda County, South Carolina
Property Price : \$415,800 (\$4,950/acre)



Acreage:

84 +/- acres

General Description:

This tract is located in Batesburg- Leesville, SC and consists of 84 acres. For someone looking for a great recreational and timber investment this property has what you are looking for. Accessed off a peaceful, gravel road and surrounded by beautiful farmland gives the feel of being very secluded. Saying that, you are only minutes from landmarks such as Clouds Creek, Big Mans Marina, the traffic circle, and Lake Murray. The topography on this property takes you from rolling hills with pine plantations to hardwood flats and a winding creek bottom. The internal road system is a highway for wildlife where you will find many deer and turkey tracts. There is also a creek that holds water year-round and wraps around the property. The timber on this property is made up of 16-year-old pine plantations and mature hardwoods. At the front of the property there are 25 acres of pine plantation that has recently been thinned for the first time. As you drive around that stand you will make your way to the bulk of the hardwoods which sit in the middle of the tract with the back 36 acres of the property consisting of another 16-year-old pine plantation that has not been thinned.

Investment:

\$415,800 (\$4,950/acre)

Tax ID:

170-00-00-006

Agent:

Cole McMillan
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Location/Directions:

From the traffic circle in Batesburg, travel down Hwy 178 towards Saluda. Travel 6.1 miles and turn right onto Hollywood Rd. Take the 1st right onto Cool Springs Road. Tract fronts on the left in approximately 1.15 miles

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.

