



Tract C02 SC Aiken County Triangle B

37 Acres
Aiken County, South Carolina
Property Price : \$183,500 or (\$5,000/acre)



Acreage:

36.7 +/- acres

General Description:

The Triangle Tract is a great opportunity to own 36.7 acres of carefully managed longleaf pine plantation located in Wagner, South Carolina. This property features a thriving 6-year-old stand of longleaf pines that has been diligently cared for from the start. The stand has been professionally sprayed and cleaned, ensuring healthy growth and an ideal foundation for future pine straw production. With the longleaf already showing strong vigor, this property presents immediate income potential through pine straw harvests while also offering excellent long-term timber value as the trees mature.

Access to the Triangle Tract is convenient and reliable, with frontage along Big Branch Road, a county-maintained dirt road that provides year-round entry. Once on the property, the tract is straightforward to navigate and manage, making it well suited for both personal and investment purposes. The rural location near Wagner provides a peaceful country setting while still being within reach of nearby towns and highways, giving buyers the perfect balance of seclusion and accessibility.

Beyond its timber value, this property offers recreational potential and the chance to enjoy the outdoors. The surrounding area is known for abundant wildlife, including deer and turkey, making it a strong option for those seeking a tract that can provide hunting opportunities in addition to timber income. The natural beauty of longleaf pines creates an inviting environment, and the land could also serve as a weekend getaway or the site of a private country home.

With its healthy stand of longleaf pine, excellent management history, reliable access, and diverse potential uses, the Triangle Tract is more than just a timber property—it is an investment in land with immediate income opportunities and long-term appreciation. Whether you are looking for a sound timber investment, a hunting retreat, or simply a quiet rural escape, this tract offers the features and setting to meet your goals.

Investment:

\$183,500 or (\$5,000/acre)

Tax ID:

45003

Agent:

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Location/Directions:

Contact agent for showing

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.

