



Tract B619 Iron Lake

98 Acres  
Saluda County, South Carolina  
Property Price : \$489,550 or (\$5,000/acre)



**Acreage:**

98 +/- acres

**General Description:**

This property consists of 100 acres located on Duncan Road in Ward, Saluda County, SC. This is an excellent hunting tract that features 6-7-year-old pine plantation and borders Dry Creek along the entire eastern border. There are two access points off Duncan with a newly constructed internal road system.

**Investment:**

\$489,550 or (\$5,000/acre)

**Tax ID:**

103-00-00-017

**Agent:**

**Cole McMillan**  
**803-960-4630**

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**Location/Directions:**

This property consists of 97.91 acres located at 5300 Duncan Road in Ward, Saluda County, SC. This is an excellent hunting tract with numerous spots for a homesite. Most of this property features 9-10-year-old pine plantation and borders Dry Creek along the entire eastern border. There are two access points off Duncan Rd. with a newly constructed internal road system. The current owner has a

DHEC approved septic permit already in place.

*Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC are not making 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.*

