



Tract B813 SC Abbeville- Horseshoe Rd C

34 Acres
Abbeville County, South Carolina
Property Price : \$187,000 or (\$5,500/acre)



Acreage:

34 +/- acres

General Description:

Explore this stunning 34-acre property in Abbeville, SC, offering a perfect blend of mature and young timber. This diverse tract includes 11 acres of established 27-year-old pine plantation, alongside 12 acres of thriving 3-year-old pine, presenting both immediate beauty and future investment opportunities. The property features rolling topography that gracefully descends into a large hardwood creek bottom at the northern end, creating a serene and picturesque landscape. This natural setting is ideal for wildlife observation and outdoor activities, providing a tranquil escape from the everyday hustle.

With 1,300 feet of paved road frontage on Horseshoe Road, this property boasts convenient access and excellent visibility, making it a prime location for your future home or recreational retreat. Don't miss the chance to own this beautiful piece of Abbeville, where nature and investment potential meet!

Investment:

\$187,000 or (\$5,500/acre)

Tax ID:

088-00-00-011

Agent:

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

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

From the town of Lowndesville take Horseshoe Rd, for approximately 2 miles. Look for the Advance Land and Timber Signs.

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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.

