



Tract B812 SC Abbeville- Horseshoe Rd B

40 Acres
Abbeville County, South Carolina
Property Price : \$210,000 or (\$5,250/acre)



Acreage:

40 +/- acres

General Description:

Welcome to this remarkable 40-acre property in Abbeville, SC, featuring a diverse landscape that blends young and mature timber. The tract includes 24 acres of flourishing 3-year-old pine plantation, alongside 10 acres of established 27-year-old pine, offering both immediate beauty and future investment potential.

The rolling topography adds character to the land, with the northern end gracefully descending into a picturesque hardwood creek bottom, creating a serene environment and a perfect habitat for wildlife. This natural setting is ideal for outdoor enthusiasts and those seeking tranquility.

With 660 feet of frontage on Horseshoe Road, access is convenient, making it an excellent location for your future home or recreational retreat. Don't miss this opportunity to own a beautiful piece of Abbeville, where nature and investment potential converge!

Investment:

\$210,000 or (\$5,250/acre)

Tax ID:

088-00-00-011

Agent:

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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

Location/Directions:

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

Look for Advance Land and Timber signs.

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.

