



Tract B433 - Hollow Creek Farm

107 Acres
Aiken County, South Carolina
Property Price : \$689,000 (\$6,439/Acre)



Acreage:

107 +/- Acres

General Description:

The Hollow Creek Farm is a fully equipped recreational property located in Aiken County, South Carolina. It covers 107 acres and offers a range of amenities, including a pole building, a Bermuda hay field, agricultural fields, and a large hardwood forest.

The front of the property features a 22-acre Bermuda field that is being prepared for hay production. At the back of the field is a two-story pole building with 4,800 square feet of space. The building is move-in ready and includes high-speed WIFI, a fully functional kitchen, a bathroom with a shower, storage space with two separate bay doors, and various appliances.

Adjacent to the pole building are two separate agricultural fields, measuring 11 acres and 6 acres respectively. These fields provide ample space for agricultural activities and allow enthusiasts to cultivate their crops. Beyond the fields, there is a scenic 67-acre expanse of natural hardwood forest with pockets of pine trees. The forest is ideal for hunting, with mature white oaks and a creek flowing through it.

The property is conveniently located east of the town of Salley, offering easy access to essential amenities while still providing a peaceful rural setting. It is also about a mile south of the North Fork Edisto River. The area is abundant in wildlife, with frequent sightings of turkeys and deer across the fields and through the hardwoods.

Investment:

\$689,000 (\$6,439/Acre)

Tax ID:

303 00 03 001

Agent:

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Location/Directions:

879 Hollow Creek Rd, Salley, SC ~ From Wagener, travel Hwy 39 south and take the left fork onto Hwy 389 (John Nunn Hwy). In .9 miles turn left onto Hollow Creek Road. Property fronts on the left in 3.75 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, 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.

