



Tract B797 Wishbone Farm

111 Acres
Saluda County, South Carolina
Property Price : \$847,250 or
(\$7,603.43/acre)



Acreage:

111+/- acres

General Description:

The Wishbone Farm is a stunning 111.43-acre property located in Saluda County, SC. This picturesque farm features three separate, fenced pastures currently in hay production, with the potential for conversion into dove fields or food plots. The front field spans 13 acres, the middle field covers 10 acres, and the back field extends over 18 acres.

This farm boasts 56 acres of mature upland hardwoods, complemented by a creek running through the first block of timber, and 14 acres of mature pine plantation along the northern boundary line. There are also four separate cattle ponds throughout the property. Rich in wildlife, this property has been managed for whitetail deer and turkeys, making it a prime location for outdoor enthusiasts.

The Wishbone Farm is ideally situated between Saluda and Batesburg-Leesville, just under 30 minutes from Lexington and I-20. The property features approximately 1,225 feet of paved road frontage along Peterson Path. It is surrounded by cattle farms and timberland tracts, offering a secluded and peaceful setting.

Investment:

\$847,250 or (\$7,603.43/acre)

Tax ID:

138-00-00-036, 138-00-00-047

Agent:

Cole McMillan
803-960-4630

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

Location/Directions:

295 Peterson Path, Batesburg-Leesville, SC 29006, Shown by appt only. Contact Cole McMillan. 803-960-4630

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, directors, 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.

