



Tract B809 SC Saluda-Halfway Swamp

32 Acres
Saluda County, South Carolina
Property Price : \$144,000 or (\$4,500/ acre)



Acreage:

32 +/- acres

General Description:

Explore this remarkable 32-acre property, featuring 18 acres of thriving 10-year-old pine plantation, complemented by a diverse mix of upland and bottomland hardwoods. A large creek gracefully marks the western boundary, providing a picturesque natural landscape and a serene atmosphere.

In addition to its lush vegetation, the property boasts a one-acre food plot nestled among the hardwoods, perfect for attracting wildlife or cultivating your own garden. With 500 feet of paved road frontage off Halfway Swamp Road, this tract offers convenient access and excellent potential for a homesite or recreational retreat.

Whether you're looking to invest in timberland, create a private escape, or simply enjoy the beauty of nature, this property is a rare find that combines productivity with tranquility. Don't miss your chance to own this stunning piece of land!

Investment:

\$144,000 or (\$4,500/ acre)

Tax ID:

017-00-00-009

Agent:

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Location/Directions:

From Saluda head NW on Chappells Hwy for approximately 4 miles, take a left onto Hwy 702, in 3 miles take a left onto Halfway Swamp Rd. The property will be on your right in approximately 3 miles. Look for the Advance Land and Timber Signs.

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, 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.

