



Tract B-623 Tampa Creek

91 Acres  
Orangeburg County, South Carolina  
Property Price : \$436,000 or (\$4,800/acre)



**Acreage:**

91 +/- acres

**General Description:**

The Tampa Creek Tract consists of 91 acres in Springfield, SC. Primarily known for its excellent hunting opportunities, this tract is surrounded by large agriculture farms, timberland tracts, and a sizeable Tampa Creek running the back boundary. This property boasts two separate age classes of pine plantation along with a mix of mature hardwoods running throughout the property. There are two gated entrances off Beachwood Rd. along with a well- maintained road system, making it easily accessible. This is a turnkey property with established food plots and shooting lanes already in place. The timber acreage breakdown is below.

- 41 acres of 6-year-old pine plantation,
- 18 acres of 11-year-old pine plantation,
- 30 acres of mature hardwoods,
- 2-acre beaver pond

**Investment:**

\$436,000 or (\$4,800/acre)

**Tax ID:**

0018-00-06-008.000

**Agent:**

**Cole McMillan**  
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**Location/Directions:**

From Springfield, travel east on Hwy 4 approximately 2.7 miles. Turn Left onto Beachwood Rd. In 1.2 miles the property will be on your left. Look for 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, 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.*

