



Tract B955 SC Fairfield Co-Turkey Creek Tract

56 Acres
Fairfield County, South Carolina
Property Price : \$329,000 (\$5,875/acre)



Acreage:

56 +/- acres

General Description:

Discover a rare opportunity to own 56 +/- acres of prime real estate in the heart of Fairfield County. Situated north of Winnsboro, near White Oak, this property boasts an impressive 2,050 ft. of county-maintained gravel road frontage along Turkey Creek Road, offering easy access and multiple entrances.

Majority of the tract is in a well-established 23-year-old pine plantation, with scattered hardwood fingers throughout the property that provides natural habitat diversity, creating excellent travel corridors and bedding areas for wildlife.

Fairfield County is well known for its strong populations of deer and turkey, and this tract is no exception. The mix of pines and hardwoods creates an ideal setting for year-round hunting and recreation. Just a short drive from I-77, this property offers seclusion without sacrificing accessibility, perfect for a weekend getaway, hunting camp, or future homesite.

Investment:

\$329,000 (\$5,875/acre)

Tax ID:

069-00-00-013-000

Agent:

Cole McMillan
803-960-4630
Lathan Todd
803-968-0589

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

Location/Directions:

From the town of Winnsboro take Hwy 34 NW, for approximately 6 miles. Turn right onto Old Douglas Rd for half a mile. Take the next Right onto Sweet Prospect Rd. In 2 miles take a Right onto Turkey Creek Rd. The property will be on your Right in 0.3 miles.

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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 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.

