



Tract B808 SC Abbeville -Flat Rock B

23 Acres
Abbeville County, South Carolina
Property Price : \$170,375 or (\$7,250/acre)



Acreage:

23 +/- acres

General Description:

Welcome to this exceptional 23-acre parcel, featuring a flourishing 20-year-old pine plantation that promises both beauty and potential. Nestled along the eastern boundary line is a mature hardwood funnel, adding diversity and attracting local wildlife—a perfect haven for nature enthusiasts.

With 800 feet of paved road frontage off Highway 28, this property offers excellent accessibility and visibility, making it an ideal spot for your future homesite or as a smart timberland investment. The combination of income-producing timber and scenic surroundings creates endless possibilities for recreation, development, or simply enjoying the serene landscape.

Don't miss this opportunity to secure a slice of nature with both immediate and long-term value!

Investment:

\$170,375 or (\$7,250/acre)

Tax ID:

068-00-00-025

Agent:

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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.

Location/Directions:

From Abbeville take HWY 28 S, for approximately 8 miles, the property will be on your left. Look for the Advance Land and Timber signs.

