



Tract B443-SC Fairfield Co - Castles Family

72 Acres  
Fairfield County, South Carolina  
Property Price : \$302,400.00 (4,200/acre)



**Acreage:**

72 +/- acres

**General Description:**

This 72 acre tract is a great tract for several reasons. If you're looking for a home site with room to hunt and manage the timber this is one you need to look at! If you're just looking for an investment, this tract has an excellent stand of planted, improved Loblolly pines that can provide periodic income. It will be ready to thin in a couple of years and can provide income every 5 years after that! With the close proximity to Columbia, the land values will also continue to grow. There is plenty of wildlife out there and has been leased to a club that has been managing the deer! There is also a good pond site just upstream from the smaller pond.

**Investment:**

\$302,400.00 (4,200/acre)

**Tax ID:**

163-00-00-032-000

**Agent:**

**Mark Kiser**  
**803-924-4465**

✉ [contact@advancelandandtimber.com](mailto:contact@advancelandandtimber.com)

📞 (803) 957-9503

[www.advancelandandtimber.com](http://www.advancelandandtimber.com)

**Location/Directions:**

From Columbia go North on Highway 321 and turn left on Hungry Hollow Road, Tract is on your right a little over a mile.

*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.*

