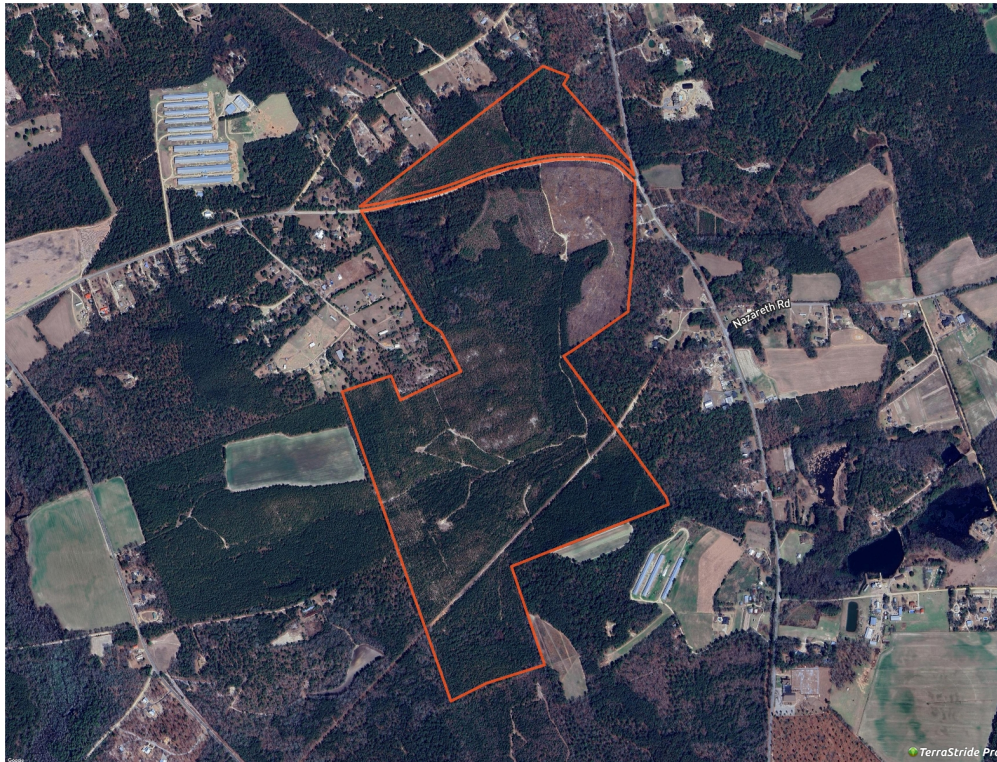




Tract C20 SC Lexington County

335 Acres  
Lexington County, South Carolina  
Property Price : \$4 ,250,000



**Acreage:**

335.35 +/- acres

**General Description:**

This must-see tract in the sought-after Gilbert, South Carolina area offers a rare opportunity for a wide range of potential uses, including a housing development, corporate complex, golf course or country club, equestrian farm, or even a new school or other county or state facility. Located in the sandhills of Lexington County, the property features sandy and sandy loam soils with primarily flat to gently rolling topography, making it well-suited for development or continued use as productive timberland.

**Investment:**

\$4 ,250,000

**Tax ID:**

008500-02-001

**Agent:**

**Mike Keim**  
**803-924-0617**

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

📞 (803) 957-9503

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**Location/Directions:**

From Lexington/Columbia, South Carolina (30minutes): Take WEST I-20 to EXIT 44 (Road 34) south on Pond Branch Road to crossroad with CALKS FERRY ROAD. TURN LEFT (NORTH) on CALKS FERRY ROAD. Go approximately 3 miles, TURN LEFT on CROUT PLACE ROAD.

Property is on both sides of Crout Place Road, going for approximately 0.6 miles.

*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.*

