



Tract C169 SC Newberry County- Jalapa

42 Acres
Newberry County, South Carolina
Property Price : \$359,000 or
(\$8,503.08/acre)



Acreage:

42-22 +/- acres

General Description:

This property is in the north central part of Newberry County, South Carolina bordering US Highway 76 for approximately 700 feet. The property consists of + 4 acres of open field (established during 2025). Also, + 23 acres of + 17-year-old Planted Pines; thinnable in 1- 2 years and + 15 acres of upland Hardwood and Flatwoods Hardwood areas. There is intermittent stream in the Hardwood area at the upper end of the property. There are several species of mast producing Hardwood Trees in the hardwood areas. Throughout the property are several wide trails used for access and food plot usage. Five deer stands are spaced throughout the property. The property offers ample hunting opportunity for deer, squirrel, and possibly Wild Turkey. The + 4-acre open field along US Highway 76 has very good potential for homesites or small business sites such as convenience stores, nurseries, or roadside farming site. Property is in close proximity to a large portion of Sumter National Forest (GMA land). Five deer stands – tower, ground box blind, ladder stand types and one feeder are included with the purchase of the property. * Utilities- fiber optic, phone, natural gas, electricity.

Investment:

\$359,000 or (\$8,503.08/acre)

Tax ID:

132-26

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Location/Directions:

Property located on HWY 76 (road frontage-approx. 700 ft). Approximately 6.5 miles NW of State Road (Riser Road) and ¼ mile east of the abandoned WEST VACO Corp-Evergreen Co. Chip Mill site. Property located 6 miles to Jalapa Road exit off I-20. Advance signs located at Jalapa Road and HWY 76, and on property along HWY 76 (2 HWY driveways on property). Green signs at 27810 at northern drive way entry.

From: Clinton, approx. 9 miles. Greenville/Spartanburg approx. 50 miles.

Columbia SC approx. 50 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, incident, 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.

