

**UNDER CONTRACT!! 42 acres of Hunting  
and Timberland For Sale in Fairfield  
County SC!**

**Off SC 34 - Mount Hope Rd  
Ridgeway, SC 29130**

**\$305,000**

**42± Acres  
Fairfield County**



**MORE INFO ONLINE:**

**[www.landandfarmsrealty.com](http://www.landandfarmsrealty.com)**

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### **SUMMARY**

**Address**

Off SC 34 - Mount Hope Rd

**City, State Zip**

Ridgeway, SC 29130

**County**

Fairfield County

**Type**

Recreational Land, Hunting Land, Timberland,  
Commercial, Undeveloped Land

**Latitude / Longitude**

34.3072 / -80.9913

**Acreage**

42

**Price**

\$305,000

**Property Website**

<https://www.mossyoakproperties.com/property/under-contract-42-acres-of-hunting-and-timberland-for-sale-in-fairfield-county-sc-fairfield-south-carolina/19288/>



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### **PROPERTY DESCRIPTION**

**42 Acres of land perfect for hunting, growing timber, and excellent development potential within sight of I-77!**

Located in the heart of Fairfield County lies the Mt. Hope Tract B. This property is forested with a full coverage of hardwood and pine trees of various age classes from mature 70-year-old hardwoods, 25-year-old pine to a young mixed stand of pine and hardwood. In its current state, the property provides the landowners with both short and long-term gains from its generous timber component located throughout. Deer, turkey, and small game thrive on this parcel with game trails and sign scattered throughout every quadrant.

But, if development is part of your future, the Mt. Hope Tract could be the perfect site for a wide variety of development opportunities. It's located in a prime location along SC 34 between the Town of Ridgeway and I-77. Tract is within sight of the I-77 interchange and 45 minutes to Rock Hill and only 25 minutes to Columbia via I-77.

The 167-acre Mt. Hope Tract is broken into three parcels, including: Tract A (31 acres), Tract B (42 acres), and Tract C (94 acres). Tracts A and B border SC 34 and Mt. Hope Road. Where Tract C only borders Mt. Hope Road.

Tract B is approximately 42 acres and boast over 1,550 feet along SC 34 and 1,735 feet along Mt. Hope Road perfect for a wide variety of development uses. Building options are practically endless at this location with over 42 acres available to nestle several business opportunities to service this fast-growing area.

If tree farming, hunting, or making money off the land is what makes you happy, Tract B may very well end your land search today. It's a great tract to have in your possession for current and future income earning opportunities and it surely will satisfy a future landowner's wishes for a tract of this nature.

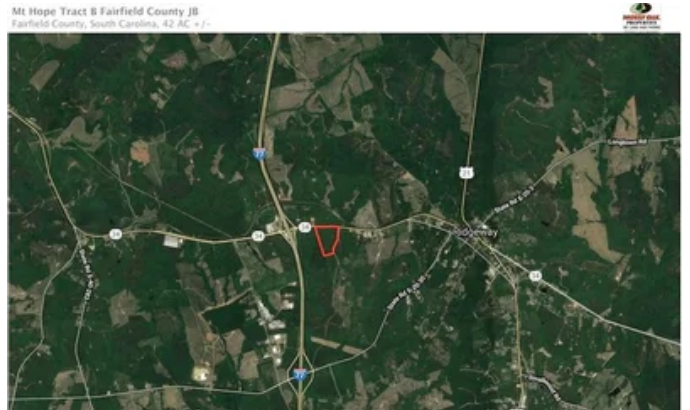
This property is being offered by Jeff Burleson of Mossy Oak Properties. Burleson is both a NC and SC Registered Forester and Certified Wildlife Biologist. Let Jeff connect you with the right piece of property that will entertain your wild side with game galore and excellent income earning potential. If you are looking to buy rural or suburban land in North or South Carolina, then working with Jeff Burleson is the natural choice.

For more information on this and other land for sale in Fairfield County, contact Jeff Burleson at 843-685-2408 or by email at [jburluson@mossyoakproperties.com](mailto:jburluson@mossyoakproperties.com), or visit [landandfarmsrealty.com](http://landandfarmsrealty.com).



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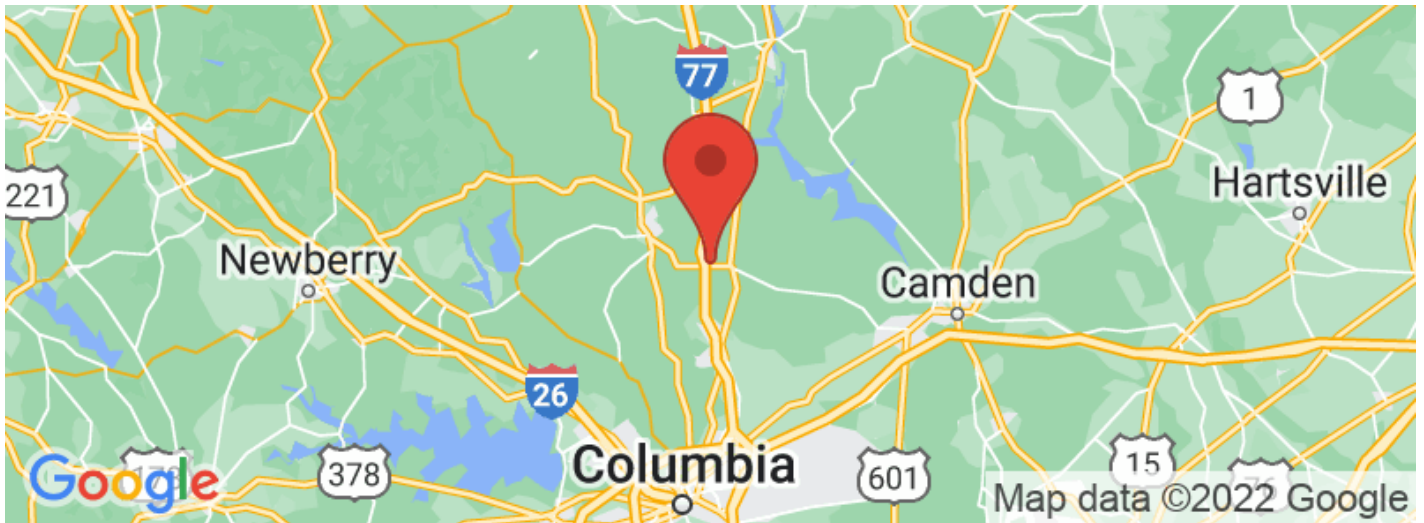
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## Locator Maps



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## Aerial Maps



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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Jeff Burleson

**Mobile**

(843) 685-2408

**Email**

jburleson@mossyoakproperties.com

**Address**

8300 Parasol Court

**City / State / Zip**

Myrtle Beach, SC 29579

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**NOTES**

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## NOTES

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Mossy Oak Properties Land and Farms Realty**  
101 Budleigh Street, Suite F  
Manteo, NC 27954  
(844) 480-5263  
[www.landandfarmsrealty.com](http://www.landandfarmsrealty.com)

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