

**UNDER CONTRACT!! 105 acres of Hunting
and Timberland For Sale in Fairfield
County SC!**

**Mt. Hope Road
Ridgeway, SC 29130**

\$650,000

**105± Acres
Fairfield County**



MORE INFO ONLINE:

www.landandfarmsrealty.com

UNDER CONTRACT!! 105 acres of Hunting and Timberland For Sale in Fairfield County SC! Ridgeway, SC / Fairfield County

SUMMARY

Address

Mt. Hope Road

City, State Zip

Ridgeway, SC 29130

County

Fairfield County

Type

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

Latitude / Longitude

34.3025 / -80.9878

Acreage

105

Price

\$650,000

Property Website

<https://www.mossoakproperties.com/property/under-contract-105-acres-of-hunting-and-timberland-for-sale-in-fairfield-county-sc-fairfield-south-carolina/19313/>



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PROPERTY DESCRIPTION

105 Acres of land perfect for hunting, growing timber, and excellent development potential within minutes of I-77!

Located in the heart of Fairfield County lies the Mt. Hope Tract C. 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 (20 acres; SOLD), Tract B (42 acres), and Tract C (105 acres). Tracts A and B border SC 34 and Mt. Hope Road. Where Tract C only borders Mt. Hope Road.

Tract C is approximately 105 acres and boasts over 2,095 feet along Mt. Hope Road perfect for a wide variety of development uses. Building options are practically endless at this location with over 105 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 C 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, Broker-in-Charge of Mossy Oak Properties-Land and Farms Realty in South Carolina. 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, or visit landandfarmsrealty.com.



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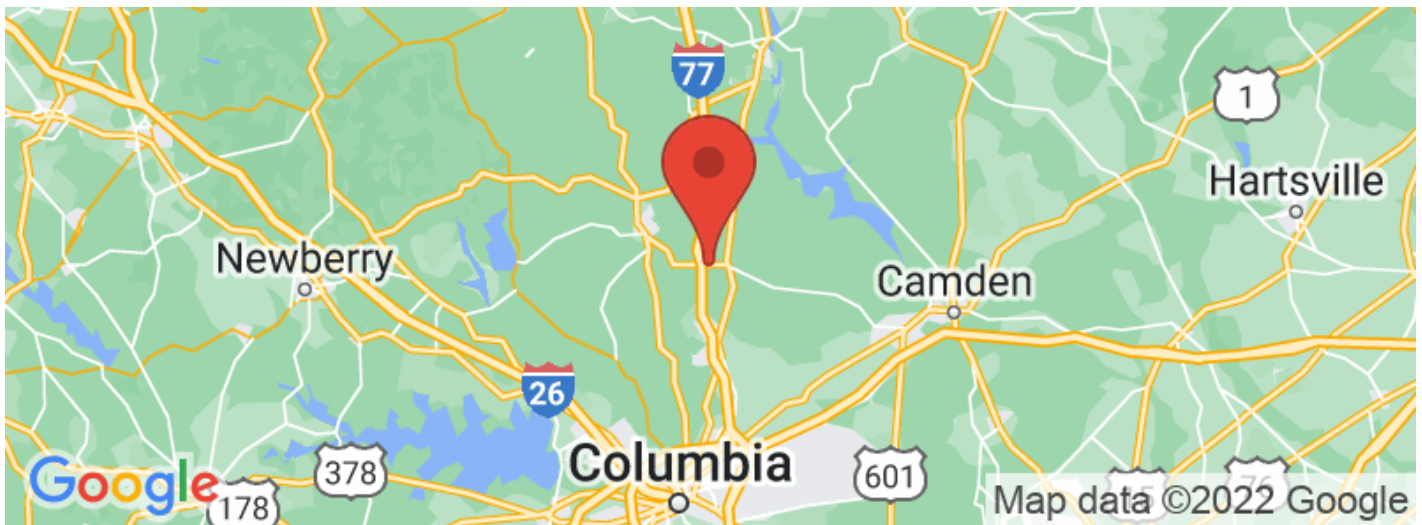


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Locator Maps



**UNDER CONTRACT!! 105 acres of Hunting and Timberland For Sale in Fairfield County SC!
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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Burleson

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City / State / Zip

Myrtle Beach, SC 29579

NOTES



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DISCLAIMERS

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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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