



Tract 3029C-Landis North Tract

77 Acres
Fairfield County, South Carolina
Property Price : \$408,000or (\$5,299/acre)



Acreage:

77+/-acres

General Description:

The Landis North Tract is approximately 77 acres located in Fairfield County, SC. It is situated just south of Hwy 213 in between Lake Monticello and Winnsboro. This property has over half a mile of paved road frontage along Landis Rd as well as a gated entrance off Scotts Crossing Rd. This property is setup for a great timberland investment and hunting tract. There is approximately 59 acres of 15-year-old pine plantation that is ready for its first thinning. The remaining acreage sits within 18 acres of mature hardwood bottom along Morris Creek. The Landis North tract is an excellent hunting tract loaded with deer, turkey, and wood ducks.

This tract is a portion of a larger ownership

Investment:

\$408,000or (\$5,299/acre)

Tax ID:

178-00-04-027-000

Agent:

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Location/Directions:

From Columbia take SC-215 N/ Monticello Rd. Cross over I- 20 and continue on SC-215 N for 7.3 miles. Take a slight right onto SC-269 N. In 4.3 miles take a slight left onto Landis Rd. In 4 miles the property will be on your right and goes all the way down to Morris Creek. Look for Advance Land and Timber signs.

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.

