



Tract B611- Little River tract

45 Acres
Abbeville County, South Carolina
Property Price : \$263,250 or (\$5,850/acre)



Acreage:

45 +/- acres

General Description:

The Little River Tract is located in Abbeville County, South Carolina, a few miles west of the town of Abbeville. This tract fronts along Hwy 71 to the south and the Little River to the north. The Little River Tract consists of 23 acres of 5-year-old pine plantation, with the remaining 22 acres in mature bottomland that borders the Little River. This property has phenomenal potential to be a great hunting tract as it is loaded with Deer and Turkey sign.

Investment:

\$263,250 or (\$5,850/acre)

Tax ID:

093-00-00-006

Agent:

Cole McMillan
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Location/Directions:

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.

