



Tract B692 MC 3046 S-Fairview Tract

149 Acres
Lexington County, South Carolina
Property Price : \$796,620 or (\$5,325/acre)



Acreage:

149 +/- acres

General Description:

The Fairview Tract is 149.6 acres located in Lexington County, SC. This property has been professionally managed for its timberland for decades. Approximately 83 acres were replanted in loblolly pines in 2023. The remaining acreage consists of 39 acres of recently thinned pine plantation and 27 acres of hardwood bottomland that offers close to one mile of creek frontage along Carneys Creek. The Fairview Tract is conveniently located 1.7 miles south of I-20 with 1,700 ft of paved road frontage along Hwy 178.

Investment:

\$796,620 or (\$5,325/acre)

Tax ID:

010400-03-067

Agent:

Cole McMillan
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Location/Directions:

- From Columbia take I20 West for approximately 25 miles before taking exit 38 onto US-178 to Batesburg Leesville, Wagner then take a left onto Fairview Rd and in approximately 2 miles the property will be on your right.

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.

