



Tract B767 Smallwood Tract

26 Acres
Fairfield County, South Carolina
Property Price : \$249,850 or
(\$9,609.62/acre)



Acreage:

26 +/- acres

General Description:

The Smallwood Tract is a 26-acre parcel located in Fairfield County, positioned perfectly in the path of future development. This property features approximately 900 feet of paved road frontage along Macedonia Church Road, just off Highway 21, and conveniently situated between Ridgeway and Blythewood. The tract has level topography and consist of 3-year-old pine plantation. Whether you are looking to invest in a growing area or explore development options, the Smallwood Tract presents a valuable opportunity in a highly desirable location.

Investment:

\$249,850 or (\$9,609.62/acre)

Tax ID:

203-00-04-034-000

Agent:

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Location/Directions:

From Columbia, travel north on I-77. Take exit 24 for US-21 N toward Blythewood. Continue N on Hwy 21 for approximately 7 miles. Turn right onto Macedonia Church Rd. Continue 0.3 miles and the property will be on your right. 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.

