



Tract B846 SC Fairfield Camp Welfare B

34 Acres
Fairfield County, South Carolina
Property Price : \$204,600 or (\$6,000/acre)



Acreage:

34 +/- acres

General Description:

This 34-acre tract in Fairfield County, SC, combines convenience with natural appeal. Located just 1.4 miles from I-77 at exit 46 and only 30 minutes from Columbia. The property features 1,100 feet of paved frontage along Camp Welfare Road and consists primarily of 5-year-old pine plantation, with a mature timber buffer along the roadside. An internal road provides easy access, making it ideal for hunting, recreation, or building a homesite. Additional acreage is available, with a survey required as this tract is part of a larger parcel.

Investment:

\$204,600 or (\$6,000/acre)

Tax ID:

portion of 057-00-00-011-000

Agent:

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Location/Directions:

From Columbia, take I-77 N for 26 miles to exit 46. Travel west on Camp Welfare Road for 1.4 miles; the property is 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.

