



Tract B895 SC Newberry County

188 Acres
Newberry County, South Carolina
Property Price : \$1,128,480 or
(\$6,000/acre)



Acreage:

188 +/- acres

General Description:

This 188-acre property in Newberry County, SC, offers a rare combination of investment potential, recreational opportunities, and rural appeal. Conveniently located just 12 minutes from downtown Newberry, it features 76 acres of mature pine plantation with immediate revenue potential, 56 acres of young pine plantation for long-term investment, 36 acres of mature upland hardwoods, and a 25-acre producing hay field. With 2,450 feet of paved road frontage on Bush River Rd., the property is easily accessible and surrounded by large timberland ownerships and cattle farms, ensuring privacy and a rural setting. Its flat topography makes it ideal for future improvements, while its diverse habitat supports excellent deer and turkey hunting. Whether you are looking for a timber investment, hunting retreat, or future homestead, this tract has it all!

Investment:

\$1,128,480 or (\$6,000/acre)

Tax ID:

140-6

Agent:

Mark McMillan

803-957-9503

Cole McMillan

803-960-4630

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

From Newberry, Travel West on Bush River Rd for approximately 8 miles.

The property starts just past Satterwhite Rd (Gravel Rd.) on the south side of Bush River Rd.

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.

