



Tract B906 SC Abbeville- Stargazer

649 Acres
Abbeville County, South Carolina
Property Price : \$2,719,310 or (4,190/acre)



Acreage:

649 +/- acres

General Description:

The

Stargazer Tract

is a premier 649-acre timberland and recreational property split by the Anderson County and Abbeville County line in Lowndesville, South Carolina—just two miles east of the South Carolina–Georgia border. With 0.7 miles of paved frontage along Barnes Station Road and multiple access points, this tract offers easy, manageable access.

This diverse tract is defined by its rolling upland pine plantations, scenic hardwood drains, and a network of year-round creeks that enhance both wildlife habitat and appeal. A well-developed internal road system provides excellent access throughout the property.

From an investment standpoint, the Stargazer Tract features multiple age classes of pine plantations, offering immediate revenue from mature stands as well as future income from upcoming thinning opportunities. Surrounded by expansive cattle farms and large timberland holdings, this property is situated in a desirable rural landscape.

Abundant deer and turkey populations make this a true sportsman's retreat—ideal for hunting, recreation, or simply unwinding in a peaceful, private setting.

Investment:

\$2,719,310 or (4,190/acre)

Tax ID:

portion of 075-00-00-056

Agent:

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Location/Directions:

: From Lowndesville, travel north on Hwy 81. Take the first slight left onto Barnes Station Road. The property begins on the left in

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approximately 1.37 miles.

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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, directors, 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.

