



Tract B810 SC Abbeville -Blacks Mill

52 Acres
Abbeville County, South Carolina
Property Price : \$250,000 or (\$4,807/acre)



Acreage:

52 +/- acres

General Description:

Welcome to this stunning 52-acre tract in Abbeville, SC, offering a perfect blend of timberland and natural beauty. With 35 acres dedicated to a thriving 3-year-old pine plantation, this property presents excellent potential for future timber income. The remaining acreage features mature hardwood bottomland, creating a diverse ecosystem that attracts local wildlife and provides a serene backdrop for outdoor activities.

A picturesque spur creek runs along the southern boundary line, enhancing the landscape and providing a tranquil setting. Additionally, a half-acre food plot is strategically located to support wildlife, making it ideal for hunting enthusiasts or nature lovers.

With 2,000 feet of gravel road frontage on Blacks Mill Road, this property boasts easy access and ample opportunities for development. Whether you envision a private retreat, a family homestead, or a timber

investment, this versatile land offers it all. Don't miss your chance to own this beautiful piece of Abbeville!

Investment:

\$250,000 or (\$4,807/acre)

Tax ID:

057-00-00-003

Agent:

Cole McMillan
803-960-4630
Lathan Todd
803-968-0589

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

From Abbeville take HWY 28 S, for approximately 11 miles, take a right onto Blacks Mill Rd for 1 mile. The property will be on the left, look for the 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.

