



Tract C29E SC Lexington County

47 Acres
Lexington County, South Carolina
Property Price : \$370,000 Or (\$7,905.98)

Acreage:

46.8 +/- acres

General Description:

Tract E is a 47-acre offering with approximately 4,350 feet of total road frontage, including 1,200 feet on Kestrel Drive, 1,800 feet on Parrish Road, 1,000 feet on Idlenook Lane, and 350 feet of paved frontage on Truex Road. The extensive road frontage on three sides makes this tract ideal for a family compound, a large recreational property, or a strong investment opportunity for future development. Approximately 6.5 acres were residentially thinned within the past year, creating an excellent location for a future homestead or horse farm, while 2.8 acres lie within a powerline right-of-way suitable for wildlife food plots or personal gardens. The remaining acreage consists of well-maintained pine plantation. Located in Lexington School District 3 and zoned RD (Restrictive Development), the property is just two minutes from I-20, 30 minutes from Columbia, and 20 minutes from Lake Murray. **This tract is a portion of a larger parcel and will require a new survey prior to closing. More acreage is available.**

Investment:

\$370,000 Or (\$7,905.98)

Tax ID:

010400-03-003

Agent:

Cole McMillan
803-960-4630
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Location/Directions:

contact agent for showing

www.advancelandandtimber.com

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, 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.

