



Tract 4006 SC Fairfield County-White Oak

682 Acres  
Fairfield County, South Carolina  
Property Price : \$2,624,930 or (\$3,850/ac)



#### **Acreage:**

681.8+/- acres

#### **General Description:**

The White Oak Tract is a 681.8-acre timberland and recreational tract located in Fairfield County, South Carolina, in the White Oak community roughly 4 miles north of Winnsboro and 6 miles west of I-77 (Exit 46). This tract has two separate access points, Mobley Highway along the north side and Toatley Road on the west. It features an internal infrastructure with over 6.5 miles of interior roads for easy navigation throughout the tract. The White Oak Tract comprised of approximately 228.7 acres of mature hardwood bottomland and 439 acres of upland pine plantation, including about 140 acres of merchantable timber that can provide immediate revenue. The remaining 298 acres of pine plantation range from 4–7 years old, offering excellent wildlife bedding cover today and a strong long-term timber investment component for future harvest income.

For the sportsman, this tract has roughly a dozen established food plots totaling about 14 acres, along with outstanding water features including both sides of Minton Creek (830 yards) and White Oak Branch (1,660 yards). Both creeks feature year-round water flow. With its diverse habitat, extensive road system, and a balance of current and future timber value, the White Oak Tract is an ideal timberland investment with phenomenal hunting and recreational appeal.

#### **Investment:**

\$2,624,930 or (\$3,850/ac)

#### **Tax ID:**

071-04-01-008-000 , 072-00-00-012-000 , 072-00-00-013-000

#### **Agent:**

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

✉ [contact@advancelandandtimber.com](mailto:contact@advancelandandtimber.com)

📞 (803) 957-9503

[www.advancelandandtimber.com](http://www.advancelandandtimber.com)

#### **Location/Directions:**

From Columbia, take I-77 North to Exit 46 toward Rd 20/White Oak. Travel west on Camp Welfare Road for approximately 6 miles—the property will be on the left. Look for Advance Land & 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, 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.*

