



Tract 3041B SC Lexington County- Crawford Branch

133 Acres
Lexington County, South Carolina
Property Price : \$693,680 or (\$5,200/Acre)



Acreage:

133.4 +/- acres

General Description:

The Crawford Branch Tract is an impressive 133.4 +/- acre offering located in Lexington County, South Carolina, just south of the town of Pelion. This substantial tract provides an excellent opportunity to acquire large acreage in a desirable rural setting while remaining within convenient reach of the greater Lexington area. The property is predominantly composed of a well-managed pine plantation that was planted in 2024, offering strong long-term timber investment potential and future income opportunities.

Approximately 20 acres of the tract consist of mature hardwoods positioned along the natural fingers and drainage areas of the property. These hardwood corridors enhance the overall diversity, wildlife habitat, and aesthetic appeal of the land, creating ideal travel corridors and bedding areas for wildlife. The property features gently rolling topography, which adds visual interest while remaining highly usable for a variety of purposes. An established internal road system provides convenient access throughout the tract, making land management, recreation, and future improvements efficient and practical.

With approximately 1,800 feet of frontage along Cliff Road, a county-maintained dirt road, the Crawford Branch Tract offers excellent access and privacy. The surrounding area is quiet and rural, yet the property is located in a game-rich region known for strong populations of whitetail deer and other native wildlife, making it well suited for hunting and outdoor recreation.

In addition to its recreational appeal, this tract is ideal for long-term ownership, whether as a timber investment, recreational retreat, or future rural estate. Its size, location, and land characteristics also make it a strong candidate for a private homestead, family compound, or legacy property. The Crawford Branch Tract represents a rare opportunity to own a large, versatile acreage in Lexington County with outstanding potential for both enjoyment and investment.

Investment:

\$693,680 or (\$5,200/Acre)

Tax ID:

012700-02-030

Agent:

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Location/Directions:

contact agent for showing

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.

