



Tract 3041A SC Lexington County- Cliff Road

25 Acres
Lexington County, South Carolina
Property Price : \$138,050 or (\$5,500/acre)



Acreage:

25.1 +/- acres

General Description:

The Cliff Road Tract consists of approximately 25.1 acres located in Lexington County, South Carolina, just south of the town of Pelion. The property is comprised primarily of a well-managed pine plantation that was planted in 2024 and features predominantly flat, highly usable topography throughout.

Situated in a quiet, rural setting, the tract offers excellent access with approximately 1,700 feet of frontage along Cliff Road, a county-maintained dirt road. This extensive road frontage provides flexibility for access and future use while maintaining privacy and seclusion. Well suited for a private homestead, recreational retreat, or a manageable hunting and recreation tract, The Cliff Road Tract offers an attractive combination of location, usability, and long-term land investment potential in Lexington County.

Investment:

\$138,050 or (\$5,500/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.

