



Tract 3040 SC Lexington County-Calvary

135 Acres

Lexington County, South Carolina

Property Price : \$687,990 or (\$5,100/Acre)



Acreage:

134.9 +/- acres

General Description:

The Calvary Tract consists of approximately 134.9 acres situated along the Lexington and Calhoun County line in South Carolina, offering an exceptional opportunity to own a large, well-managed tract of land in a highly desirable rural setting. The property is comprised primarily of a professionally managed, 20-year-old pine plantation that is subject to a timber deed allowing for a residential thinning, leaving approximately 10–15 trees per acre. This thinning prescription creates a classic Southern quail woods appearance, with wide spacing, and a clean understory that enhances both aesthetics and land usability while promoting outstanding wildlife habitat.

Multiple established food plots are strategically located throughout the tract, further enhancing its recreational value. The property lies within a game-rich area known for strong populations of whitetail deer and wild turkey, making it well suited for hunting and year-round outdoor enjoyment. The open pine structure, combined with food plots and natural travel corridors, creates an ideal environment for both wildlife management and recreational use.

The Calvary Tract features approximately 1,400 feet of paved road frontage along Calvary Church Road, providing excellent access and multiple potential entry points for future improvements or development. This extensive frontage enhances flexibility for property use while maintaining privacy and seclusion.

In addition to its recreational appeal, the property is well suited for a future homestead or family compound. The ample acreage allows for residential development while preserving significant space for recreation, hunting, and land enjoyment. Conveniently located east of Swansea and just a few miles from Interstate 26, The Calvary Tract offers easy access from

Investment:

\$687,990 or (\$5,100/Acre)

Tax ID:

013100-03-031, 009015-00-00-019

Agent:

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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.

Location/Directions:

contact agent for showing

