



Tract C110 SC Richland County -Crane Creek

83 Acres
Richland County, South Carolina
Property Price : \$428,725 or (\$5,155/acre)



Acreage:

83.16 +/- acres

General Description:

The Crane Creek Tract encompasses approximately 88 acres in Richland County, South Carolina, and offers a rare opportunity to own a versatile recreational property just minutes from downtown Columbia. The property includes a well-laid-out dike system that creates two flooded timber areas of roughly 2 acres and 3.5 acres, both fed by Crane Creek and capable of holding water year-round. These conditions provide exceptional habitat for ducks and other waterfowl. In addition, approximately 76 +/- acres are under mitigation easements, with detailed documentation available upon request. The Crane Creek Tract benefits from strong road frontage, with about 1,100 feet of paved frontage on Highway 321 and approximately 380 feet of frontage on Crane Creek Road. This extensive frontage offers excellent access, multiple potential entry points for future improvements or development, and the ability to maintain both privacy and seclusion.

Investment:

\$428,725 or (\$5,155/acre)

Tax ID:

R09513-01-07

Agent:

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Location/Directions:

Conveniently located, the property lies approximately 2 miles north of Interstate 20 along US Highway 321 in Richland County, providing easy access to Columbia and the surrounding region.

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.

