



Tract C50 SC Newberry Co

44 Acres  
Newberry County, South Carolina  
Property Price : \$724,900 (\$16,393/acre)



#### **Acreage:**

44.22 +/- acres

#### **General Description:**

Located in Prosperity, South Carolina, this remarkable 44.22-acre tract in Newberry County offers an exceptional opportunity to own sizable acreage along the shoreline of Lake Murray. The property includes roughly 800 yards of Lake Murray fringe land, providing unmatched privacy and scenic views, with convenient lake accessibility just steps away. While no dock permits are available, the shoreline setting creates a peaceful, secluded environment rarely found on the lake. With 1,102 feet of paved road frontage along Highway 391 and zoning in the highly regarded Mid-Carolina School District, the property is ideally situated for a variety of uses. Multiple potential homesites are scattered throughout—whether you prefer overlooking the water or enjoying serene hardwood bottoms in your backyard. The land is well-suited for a private homestead, hunting and recreation, a horse farm, or long-term investment. Located less than half a mile north of Blacks Bridge, you can enjoy quick access to public boat ramps, restaurants, and lake activities. The tract is also just seven miles south of the town of Prosperity and a short 15-minute drive to Lexington. Recent improvements include the rebuilding of a 0.4-mile interior road stretching from the highway down to the lake. Featuring a mix of flat to rolling topography, mature upland pines, potential field sites, beautiful hardwoods, and a flowing creek, this property offers endless opportunities—truly a rare offering on Lake Murray. \*Owner/Agent\*

#### **Investment:**

\$724,900 (\$16,393/acre)

#### **Tax ID:**

422-5

#### **Agent:**

**Lathan Todd**  
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#### **Location/Directions:**

From Lexington – travel west on Hwy 378 for approximately 17 miles. Take Hwy 391 towards Prosperity. In approximately 5 miles the property will be on the left on the corner of Richburg Ln and Hwy 391.

From Prosperity - travel south on Hwy 391 for approximately 7.8 miles. Property will be on the Right on the corner of Richburg Ln and

*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.*

