



Tract C65 SC Laurens County- Philson Road

189 Acres
Laurens County, South Carolina
Property Price : \$848,611 or (\$4,495/acre)



Acreage:

188.79 +/- acres

General Description:

The Philson Road Tract offers 188± acres of recreational hunting and timber investment property in Laurens County, South Carolina, located approximately 4.5 miles from Interstate 385. The property is accessed via a deeded easement off Philson Road, with an additional easement going through to allow adjacent landowner access to their tract.

The property features gently rolling topography and an established internal road system that provides access throughout, allowing the tract to be hunted and managed with ease. A hardwood creek bottom runs approximately 3,500 feet through the property, creating a natural wildlife corridor and consistent water source that anchors deer and turkey activity across the tract.

The majority of the acreage is comprised of 3- to 4-year-old planted pine, offering a long-term timber investment opportunity while simultaneously providing thick bedding cover for wildlife. The hardwood creek bottom contributes mature timber diversity along the drainage and adds to the overall habitat balance of the property. The current road layout and tract configuration also allow for future food plot development in multiple locations.

Surrounding ownership consists primarily of large commercial timber tracts, which limits neighboring hunting pressure and supports consistent wildlife movement throughout the area.

Investment:

\$848,611 or (\$4,495/acre)

Tax ID:

689-00-00-002

Agent:

Mark McMillan
803-957-9503
Jack Hibbitts
864-901-8096

Location/Directions:

From I-85 take Exit 52 onto Highway 56 headed north towards Cross Anchor. Travel approximately 4 miles and take a right onto Philson Road. Travel 1 mile on Philson Road and the property will be on the left. The gravel road entrance is across the street from the fire

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station and Antioch Church. Look for Advance Land and Timber signs. Travel down the gravel road until you reach the property. You will see a large Advance Land and Timber sign at the beginning of the tract.

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, directors, 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.

