



Tract C129 SC Saluda County-Little Boulderdash

52 Acres
Saluda County, South Carolina
Property Price : \$750,000 or \$14,563/acre)



Acreage:

51.50 +/- acres

General Description:

Little Boulderdash is a well-appointed 51.50-acre tract located in Saluda County, South Carolina, positioned between the towns of Lexington and Saluda in the Batesburg-Leesville corridor. Conveniently 7 miles from Batesburg-Leesville. Offering approximately 1,250 feet of paved road frontage along Beulah Road, the property is easily accessible and move-in ready for a variety of uses. The land features a 2-acre cleared homesite, providing an ideal canvas for a primary residence, weekend retreat, or hunting cabin. The timber composition consists of approximately 35 acres of mature pine plantation with the balance in upland hardwoods and a creek bottom, offering both long-term timber value and exceptional wildlife habitat. A year-round creek flows through the back half of the property, and a newly constructed bridge has been installed to provide full and convenient access across the entire landscape. Internal roads wind throughout the property, ensuring ease of travel and management from boundary to boundary. This tract has been well-managed for wildlife, yielding a strong population of deer, turkey, and doves. The surrounding landscape, predominantly large timberland and working cattle farms creates a natural sense of seclusion and privacy that is increasingly hard to find. Little Boulderdash has already been surveyed out from its parent tract, streamlining the purchase process for the next owner. Zoned for Batesburg-Leesville Schools, this property is an outstanding opportunity for buyers seeking a smaller, self-contained parcel with all the features of a much larger sporting property at an approachable scale.

Investment:

\$750,000 or \$14,563/acre)

Tax ID:

portion of 187-00-00-004

Agent:

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Location/Directions:

Property Address: 2745 Beulah Road Leesville, SC 29070

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, 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.

