



Tract C139 SC Newberry County

82 Acres  
Newberry County, South Carolina  
Property Price : \$983,089. or  
(\$11,988.89/acre)

**Acreage:**

82+/- acres

**General Description:**

The Stephens Branch Tract is a ±82-acre property located just outside of Silverstreet in Newberry County. The tract offers exceptional accessibility with approximately 2,800 feet of paved frontage along Highway 34, along with an additional 70 feet of frontage on Silverstreet Road, providing multiple access points and strong long-term flexibility for future use or division.

The majority of the property is comprised of productive agricultural fields, offering immediate income potential through row crop production or leasing opportunities. The remaining acreage features a mature hardwood and pine mix, adding both diversity and natural habitat value while enhancing the overall aesthetic of the tract. The gently rolling topography further improves drainage and creates an appealing landscape with subtle elevation changes and multiple potential homesite options.

With its strong road frontage, fertile soils, and established agricultural use, the Stephens Branch Tract presents an excellent opportunity for continued farm income, investment holding, or future residential development. Located in a growing area of South Carolina, the property combines productive land use with long-term appreciation potential, making it a versatile and strategic land investment.

**Investment:**

\$983,089. or (\$11,988.89/acre)

**Tax ID:**

152-2

**Agent:**

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**Location/Directions:**

Look for the Advance Land and Timber signs.

[www.advancelandandtimber.com](http://www.advancelandandtimber.com)

*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.*

