



Tract C159 SC Newberry County

48 Acres
Newberry County, South Carolina
Property Price : \$490,000 or
(\$10,208.33/acre)



Acreage:

48 +/- acres

General Description:

This property is located in the southwest part of Newberry county SC. It's location is in one of the best agricultural and timberland areas of the county. The property consists of 15 +/- acres of open filed- past used for hay production. Also 33 +/- acres of 28 year old planted loblolly pine with substantial timber value. The property is located a quarter mile off of Island Ford Road.

This property offers multiple uses in the agricultural aspect. Timber production, hay production, crop production, cattle, goats, etc. This property also offers the outdoor enthusiast ample opportunity for hunting, food plot or dove field establishment, hiking, camping, etc. There are plenty of hunting opportunities for deer, wild turkey, rabbits, squirrel, and some quail. There is an abundance of songbirds that can be heard on the property. There is potential for a future cabin or homesite as well. there are no utilities on the property. Some utilities located on Island Ford Road.

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* Legal Access is a pertinent easement with historic access from Island Ford Road. Recorded 4-16-1998**

Investment:

\$490,000 or (\$10,208.33/acre)

Tax ID:

107-33

Agent:

Mike Keim
803-924-0617

✉ contact@advancelandandtimber.com

Location/Directions:

Advance Land and Timber signs are on all necessary turns; in both directions closest to 911 Address – 3091 Island Ford Road, Newberry, S.C.

From Newberry, S.C. –

(803) 957-9503

www.advancelandandtimber.com

Take S.C. Highway 121 Bypass – Westside

Turn onto Belfast Road – S.C. 36-58 going West.

Approximately 6.5 miles turn Left on to Island Ford Road S.C. 36-48

Approximately 4.5 miles turn Right on to road entrance to the property, follow the signs.

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.

