



Tract C87 SC Aiken County-Holstein North

126 Acres
Aiken County, South Carolina
Property Price : \$784,375 or (\$6,250/acre)



Acreage:

125.5+/- acres

General Description:

The Holstein North Tract consists of approximately 125 acres of professionally managed longleaf pine plantation located in Aiken County, just north of Wagener. This well-maintained property offers an excellent blend of accessibility, timber investment potential, and recreational appeal.

The tract features 1,285 feet of paved road frontage along Holstein Road, a gated entrance, and an established internal road system providing convenient access throughout the property.

The tract includes 10 acres of 3-year-old longleaf pine, 21 acres of 12-year-old longleaf, and 94 acres of 9-year-old longleaf, creating a healthy mix of developing and maturing timber. This balanced structure enhances both long-term timber value and near-term management flexibility. As the longleaf stands continue to mature, the property presents strong potential for recurring income through pine straw production—an attractive supplemental revenue stream in addition to future timber harvests.

Whether you are seeking a well-managed timber investment, a recreational retreat, or a private estate property in a desirable rural setting, the Holstein North Tract offers scale, access, and long-term income potential in one of Aiken County's established timber corridors.

Investment:

\$784,375 or (\$6,250/acre)

Tax ID:

271-00-03-030

Agent:

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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,

Location/Directions:

From the town of Wagener, travel North on Hwy 113 for approximately 2 miles. Take a Left onto Holstein Road. The gated entrance will be on the north side of Holstein in approximately 0.5 miles.

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.

