



Tract C150 SC Saluda County

40 Acres
Saluda County, South Carolina
Property Price : \$286,000 Or (\$7,150/acre)

Acreage:

40 +/- acres

General Description:

This 40-acre tract in Saluda County is a strong fit for buyers looking to combine recreational use with long-term timber investment. Offering approximately 1,960 feet of paved frontage on Country Pond Road and an additional 1,660 feet along Halfway Swamp Road, the property provides excellent access from multiple points. The majority of this tract is in mature pine plantation, presenting immediate and future income potential. A newly constructed internal road system makes the property easy to navigate for hunting, trail riding, or timber management, creating a turnkey opportunity for both enjoyment and return.

Investment:

\$286,000 Or (\$7,150/acre)

Tax ID:

025-00-00-027

Agent:

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Location/Directions:

From Saluda, travel North on Hwy 39 for approximately 3.8 miles. Turn left onto SC-702. Continue 2.5 miles and turn Left onto Halfway Swamp Rd. Property will be on the Corner of Halfway Swamp and Country Pond Rd. to the South.

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, 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.

