



Tract SR 0110

56 Acres  
Abbeville County, South Carolina  
Property Price : \$275,000 (LUMP SUM)



**Acreage:**

56 +/- acres

**General Description:**

This tract of land is located just north of the historic town of Lowndesville in Abbeville County and consists of 56 acres. It fronts on Barnes Station Rd. This property has been professionally managed for timber for decades. There are approximately 48 acres of 34-year-old pine plantation which can add immediate revenue to a buyer. From a hunting standpoint, this property has nice rolling topography and is surrounded by large ownerships. There is also a beautiful creek running through the middle of the property.

\*Disclaimer\* Property sold as Lump Sum

**Investment:**

\$275,000 (LUMP SUM)

**Tax ID:**

075-00-00-028

**Agent:**

**Mark McMillan**  
**803-957-9503**  
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**Location/Directions:**

From Abbeville head North on SC -71 N for 14 miles. Merge onto SC - 81 N. Come through Lowndesville and turn left onto Barnes Station Rd. Travel 1.5 miles and the property will be on your right. Look for Advance Land and Timber 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 cond*

*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, 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.*

