



Tract 3044N-Lightwood Creek Tract

97 Acres  
Lexington County, South Carolina  
Property Price : \$594,000 (\$6,124/acre)



**Acreage:**

97+/- acres

**General Description:**

The Lightwood Creek Tract is located just north of I-20 in Lexington County, SC. Access off exit 39 N, this tract is just a quick 5-minute commute to the interstate. Lightwood Creek Tract consists of 97 acres and has paved road frontage on Quattlebaum Rd and dirt road frontage Numberg Dr. Most of this property has recently been clear-cut apart from several mature hardwood/ pine pockets, a swamp, and a gas line running across the tract.

**Investment:**

\$594,000 (\$6,124/acre)

**Tax ID:**

009400-01-023

**Agent:**

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**Location/Directions:**

From Lexington SC, travel West on I-20. Take Exit 39 (HWY 178) towards Batesburg/Leesville. Turn right on frontage road (North). At stop sign, turn Left onto Quattlebaum Road. Parcel is approximately 1 mile North on the Right.

*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.*

