



Tract 3045-Spires Pond Tract

70 Acres
Lexington County, South Carolina
Property Price : \$390,000 or (\$5,571/acre)



Acreage:

70+/-acres

General Description:

The Spires Pond Tract consists of 70 acres located in Lexington County between Pelion and Swansea. This property fronts on both sides of Sharpes Hill Rd. The northern section is 11 acres and is made up of 6 acres of 9-year-old pine plantation overlooking a 5-acre beaver pond on the northern end. The south side of Sharpes Hill Rd is made up of 59 acres of 9-year-old pine plantation with a nice internal road system running through the middle of the property making it easily accessible. There are also food plots scattered throughout.

Investment:

\$390,000 or (\$5,571/acre)

Tax ID:

011000-01-047

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, 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, 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.

Location/Directions:

From Lexington, take HWY 6 S towards Swansea. Approximately 4 miles before you reach Swansea, off of HWY 6, turn left (North) on Blackville Road. In 1/2 mile turn left on Sharpes Hill Road. The parcel is on both sides about 1/4 mile down.

