



Tract 3046A-Fairview North Tract

60 Acres
Lexington County, South Carolina
Property Price : \$348,000 or (\$5,800/acre)



Acreage:

60+/-acres

General Description:

The Fairview North Tract is approximately 60 acres located in Lexington County, SC. This property is situated 2.5 miles south of I-20 off exit 39 and fronts on Fairview Highway and Truex Rd. The front 20 acres of this tract has recently been clear-cut with the remaining 40 acres consisting of 10-year-old pine plantation. There are two access points off Truex Rd. One being a gated entrance leading to a small food plot in the middle of the pine plantation. This is a portion of a larger, existing tract.

Investment:

\$348,000 or (\$5,800/acre)

Tax ID:

010400-03-003

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 SC, travel West on I-20. Take Exit 39 and travel S/E towards Pelion. You will travel about 2.45 miles. Parcel will be on the Left.

