



# 87.91+/- Acres

## Road 99, Blair, SC 29015

This 87.91 acres is an excellent recreational tract located in Western Fairfield County. The tract has variable topography with rolling hills, hardwood drains, and bottomland. One boundary consists of Beaver Creek, which is a bold stream running along the northwestern boundary. The areas along the creek are primarily flat bottomland with a tall canopy of mature hardwoods. The remainder of the tract is a majority of pines and a mixture of hardwoods. A light thinning could be beneficial from a timber management perspective and recreationally. Old road beds and trails zigzag throughout the property offering a basis for a road system that has the potential for expansion and several areas ideal for the addition of food plots. This property provides all the characteristics to accommodate a variety of wildlife, with visible evidence of deer and turkey activity. The wooded habitat coupled with the natural resources provides the ideal property for recreation and enjoyment in a rural location. The natural environment is also protected by a portion of the adjacent Sumter National Forest, which can be considered a bonus for recreation and useable acreage for landowners. (No electrical utilities are located at this tract - the nearest power pole is roughly .5 miles away.)

### \$345,000

*Final Price Calculated at \$3,924.47 Per Gross Acre of New Survey at Buyer's Expense.*

*Portion of Fairfield County  
TM #079-00-00-002-000*

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