

31 Acres of Hunting and Timber Land For Sale in Fairfield County SC!

Address: Off SC 3 - Mt. Hope Road, Ridgeway, SC 29130



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Acreage: 31.0000
Price: \$223,000
County: Fairfield
MOPLS ID: 48551
GPS Location: 34.3062 X -80.9878

31 Acres of land perfect for hunting, growing timber, and excellent development potential within sight of I-77!

Located in the heart of Fairfield County lies the Mt. Hope Tract. This property is forested with a full coverage of hardwood and pine trees of various age classes from mature 70-year-old hardwoods, 25-year-old pine to a young mixed stand of pine and hardwood. In its current state, the property provides the landowners with both short and long-term gains from its generous timber component located throughout. Deer, turkey, and small game thrive on this parcel with game trails and sign scattered throughout every quadrant.

But, if development is part of your future, the Mt. Hope Tract could be the perfect site for a wide variety of development opportunities. It's located in a prime location along SC 34 between the Town of Ridgeway and I-77. Tract is within sight of the I-77 interchange and 45 minutes to Rock Hill and only 25 minutes to Columbia via I-77.

The 167-acre Mt. Hope Tract is broken into three parcels, including: Tract A (31 acres), Tract B (42 acres), and Tract C (94 acres). Tracts A and B border SC 34 and Mt. Hope Road. Where Tract C only borders Mt. Hope Road.

Tract A is approximately 31 acres and boast over 580 feet along SC 34 and 1,735 feet along Mt. Hope Road perfect for a wide variety of development uses. Building options are practically endless at this location with over 31 acres available to nestle several business opportunities to service this fast-growing area.

If tree farming, hunting, or making money off the land is what makes you happy, Tract A may very well end your land search today. It's a great tract to have in your possession for current and future income earning opportunities and