

SOLD



Cool Branch Hunting and Timber Investment

53.57 +/- Acres | Fairfield County, SC



ADDRESS

0 Hwy 215 North
Shelton, SC 29015

LOCATION

Take Hwy 34 west from Winnsboro to Salem Crossroads and turn right on to Hwy 215 N. Follow 215 for 12 miles the property is on the left across from Cool Springs Baptist Church.

From Newberry take Hwy 34 east to Salem Crossroads, turn left on Hwy 215 N. Follow 215 for 12 miles, tract i

PROPERTY SUMMARY

Located in the Northwest corner of Fairfield County this tract should be on a outdoorsman's hot list. Frontage on Hwy 215 N and Stevenson Road with gated entrances on both roads, interior ATV trails give access to the food plots and prime stand locations. A hardwood lined seasonal wet weather drainage makes up on the Stevenson Road side and wanders through the tract. Timber is natural regeneration, age range 7-9 years. Make this tract your operations base and take advantage of the thousands of acres of the Sumter National Forest nearby. Great fishing opportunities in Lake Monticello, the Broad River, and fabulous Lake Murray. Electricity at the tract, well and septic required, typical lower Piedmont topography roll. Located about an hour from Columbia, a bit more from Spartanburg/Greenville, and about an hour and a half from Rock Hill/Charlotte.

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