

Foxfire Farms

Lee County, South Carolina

Approximately 145 acres

\$447,000

Description: The property is designed to be a full-time residence or could be used as an excellent recreational retreat. Located on the property for a permanent residence is a brick veneer house containing 3 bedrooms, 2.5 baths, open carport, enclosed 2-car garage, and large covered back porch overlooking the pool. Total square footage is +/-2280 sq. ft. of heated space. Additional amenities also include a log home containing +/-600 sq. ft. with one bath and loft bedroom. For the craftsman, there is a Hoover metal building enclosed with +/-720 sq. ft. with an attached 12' x 30' covered shed. There is also a pole building with electricity and concrete floor covering a space of 24' x 42' for equipment storage. For the horse enthusiast, there is a 5-stall horse stable with tack room and bathroom and +/-14 acres of pasture and 4 individual paddocks. The 145-acre property backs up to Scape Ore Swamp and offers a very peaceful and serene atmosphere. Wildlife abounds in the woodlands, and the +/-3 acres of ponds offer fishing opportunities.

All information is assumed to be accurate and substantially correct but no assumptions of liability are intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information contained in this prospectus. Seller does not guarantee any timber volume, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to any buildings, machinery, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.



Directions:

Located in Lee County on the Mary McLeod Bethune Road approximately 1/2 mile east of US Highway 401. From Sumter, proceed north on US 401 for 8 miles. Take a right on the Mary McLeod Bethune Road. Proceed 1/2 mile to Foxfire Lane on right. Turn right on Foxfire Lane. Property starts approximately 500 feet.

For more information about this listing, please contact:

Curtis Spencer or Roy Belser

Office: (803) 773-5461

Mobile: (803) 491-4832 (Curt) or (803) 983-5666 (Roy)

E-mail: curtis.spencer@amforem.biz;

roy.belser@amforem.biz

