



# 82.955+/- Acres

## Lancaster, South Carolina

82+ acres primarily wooded with a mixture of small scrub oaks and occasional mature oaks and pines. A bold creek comprises most of the rear boundary, while a smaller creek and old farm fences outline most other property boundaries. There is a good area for a potential homesite near the small pond. The creeks and vegetation offer excellent wildlife habitat and deer activity is evident throughout the tract. This is an excellent recreational property with locations that would be perfect for a permanent residence as well. Call the broker to discuss access prior to visiting.

*Deeded easement access exists in two locations, one entrance from Cannery Road, and the other entrance is on Rowell Road. Call the broker to discuss access prior to visiting.*

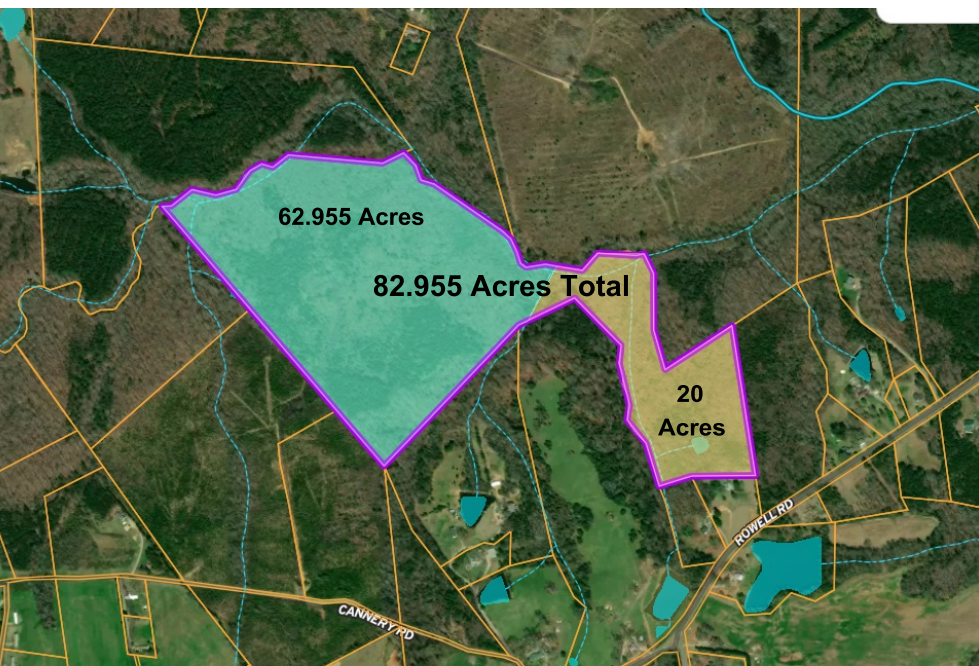
Lancaster County TM# 0040-00-025.00

**89.955+/- Acres: \$497,315 (\$5,995/Acre)**

**62.955+/- Acres: \$393,468 (\$6,250/Acre)**

**20+/- Acres: \$250,000 (\$12,500/Acre)**

*The final sales price of any subdivided portions is to be determined on a gross price per acre basis determined by a new survey at the Buyer's expense.*



## Russ Brown

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