



SOLD · SET PRICE

Fair Acres

± 228 Acres | Calhoun County | South Carolina | Near St Matthews

Endless Recreational and Investment Potential

PRICE	PRICE / ACRE	ACREAGE
\$1,094,880	\$4,800	± 228

PROPERTY OVERVIEW

Spanning ±228.1 acres in Calhoun County, South Carolina, just minutes from the town of St. Matthews, Fair Acres is an incredible recreational and investment property. A mix of both upland pines and bottomland hardwoods offers habitat diversity, perfect for holding plenty of wild game. A centrally located pond, surrounded by various improvements, provides the ideal spot for a future homesite. Conveniently located less than 20 minutes from Orangeburg and only 40 minutes from Columbia, Fair Acres is perfectly positioned for anyone looking for a weekend away from the city. Fair Acres is well stocked with varying ages of loblolly, with planting dates ranging from 2017-2020, an...

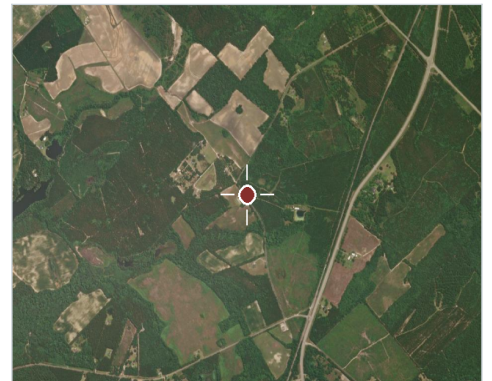
PROPERTY DETAILS

TYPE Development (Hunting Plantations / Ranch)	ACCESS ATV · Dirt Road · Fee Simple
UTILITIES Electric	WATER FEATURES Ponds
VIEWS Pond · Timber	IMPROVEMENTS Barn · Other Buildings · Ponds · Roads · Well · Gate

COUNTY TAX PARCEL IDS
120-00-02-036 120-00-02-035 121-00-02-047

DOCUMENTS INCLUDED
Stand Type Map · Property Location · Soil Type Map · Wetlands Map · Topo Map

LOCATION



Calhoun County, South Carolina



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Principal Broker: Bobby Sarvis (South Carolina)

Co-Listing: Roy Belser · 803.983.5666

SCAN TO VIEW



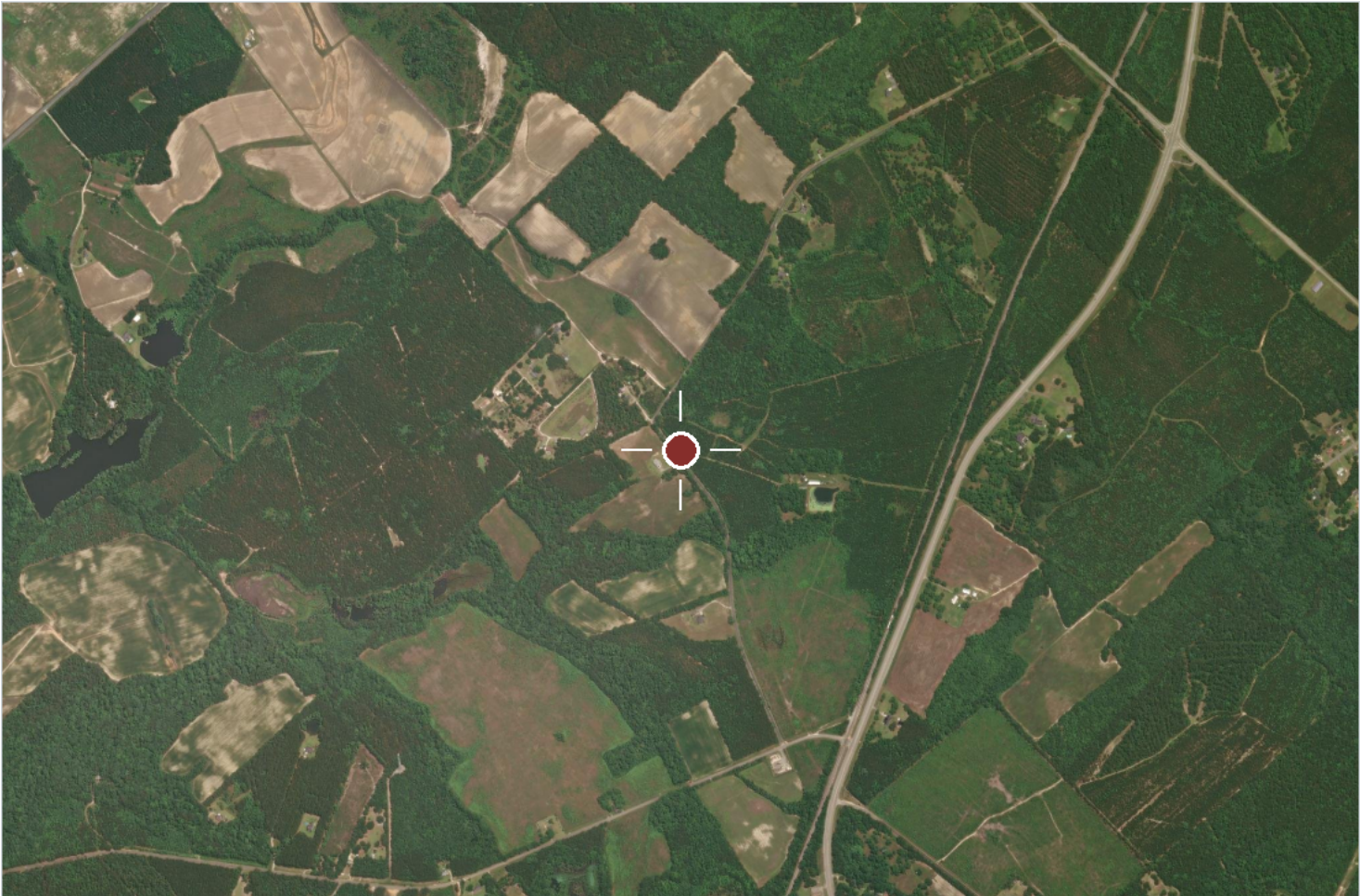
Property Photos

Fair Acres · Calhoun County · South Carolina · Near St Matthews

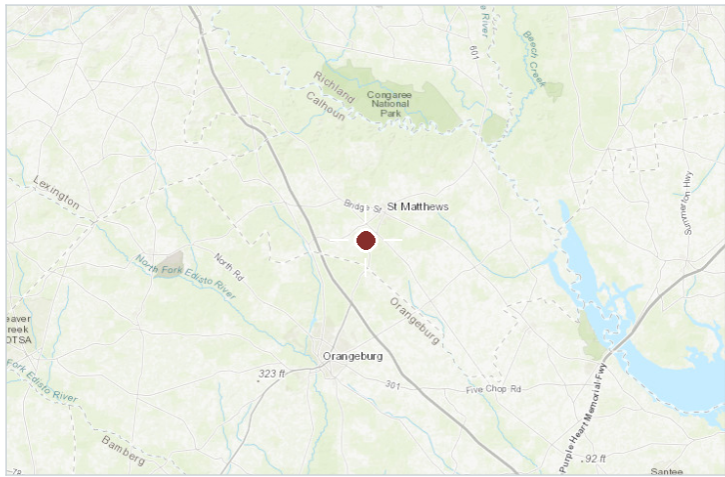


Location & Access

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Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



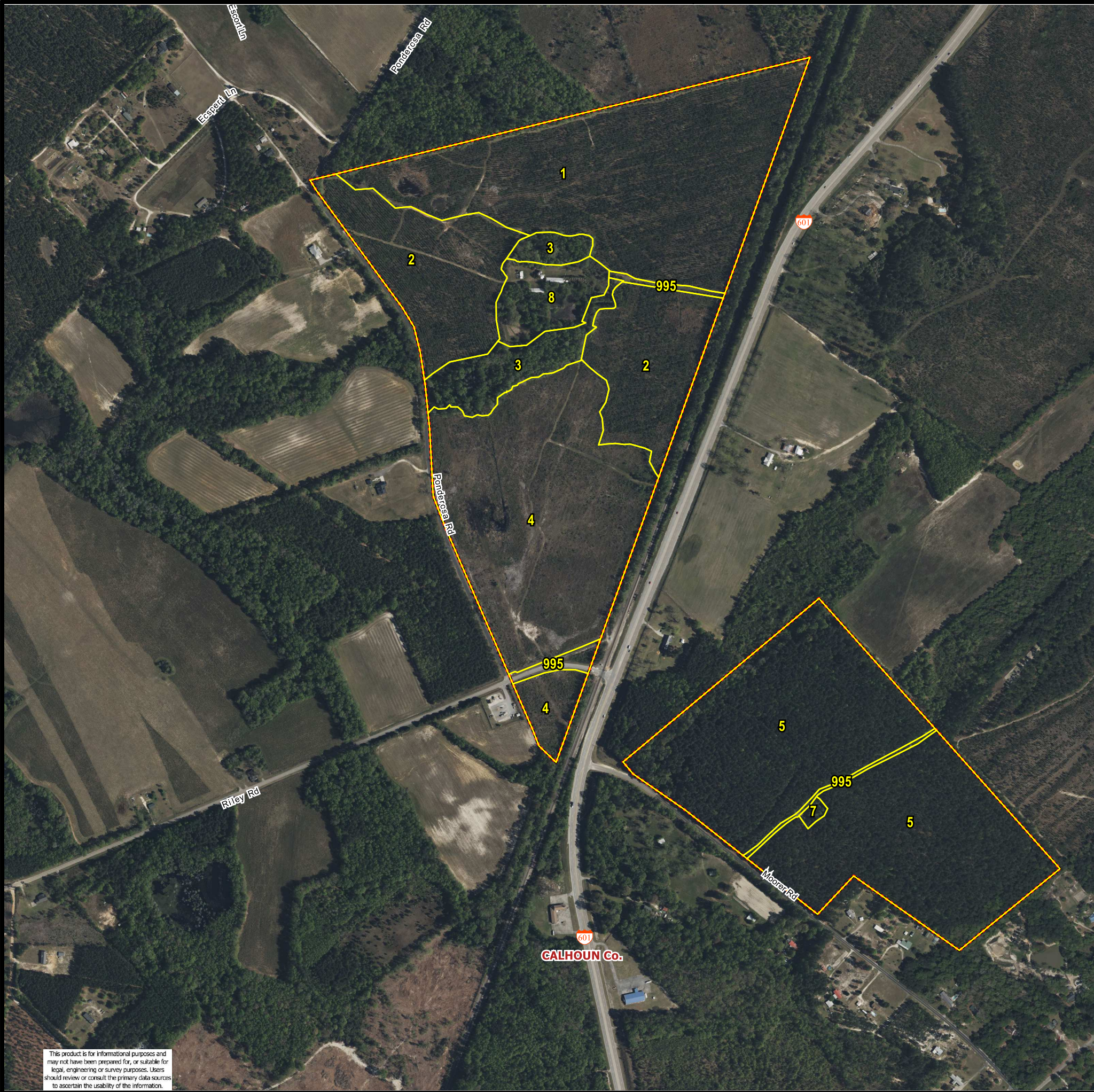
Regional locator

COUNTY & STATE
Calhoun County, South Carolina

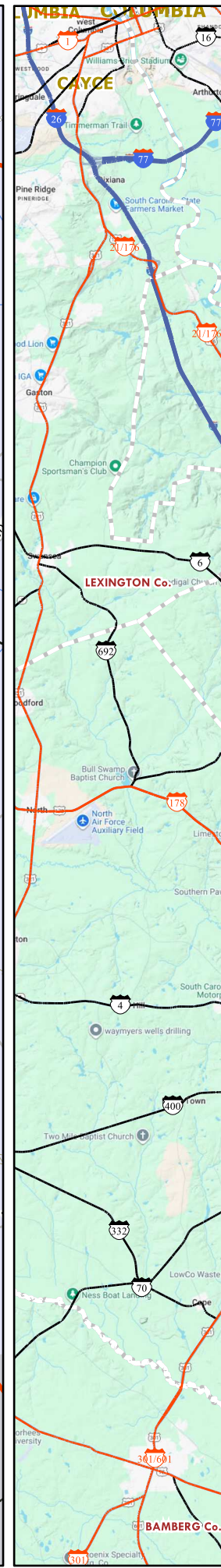
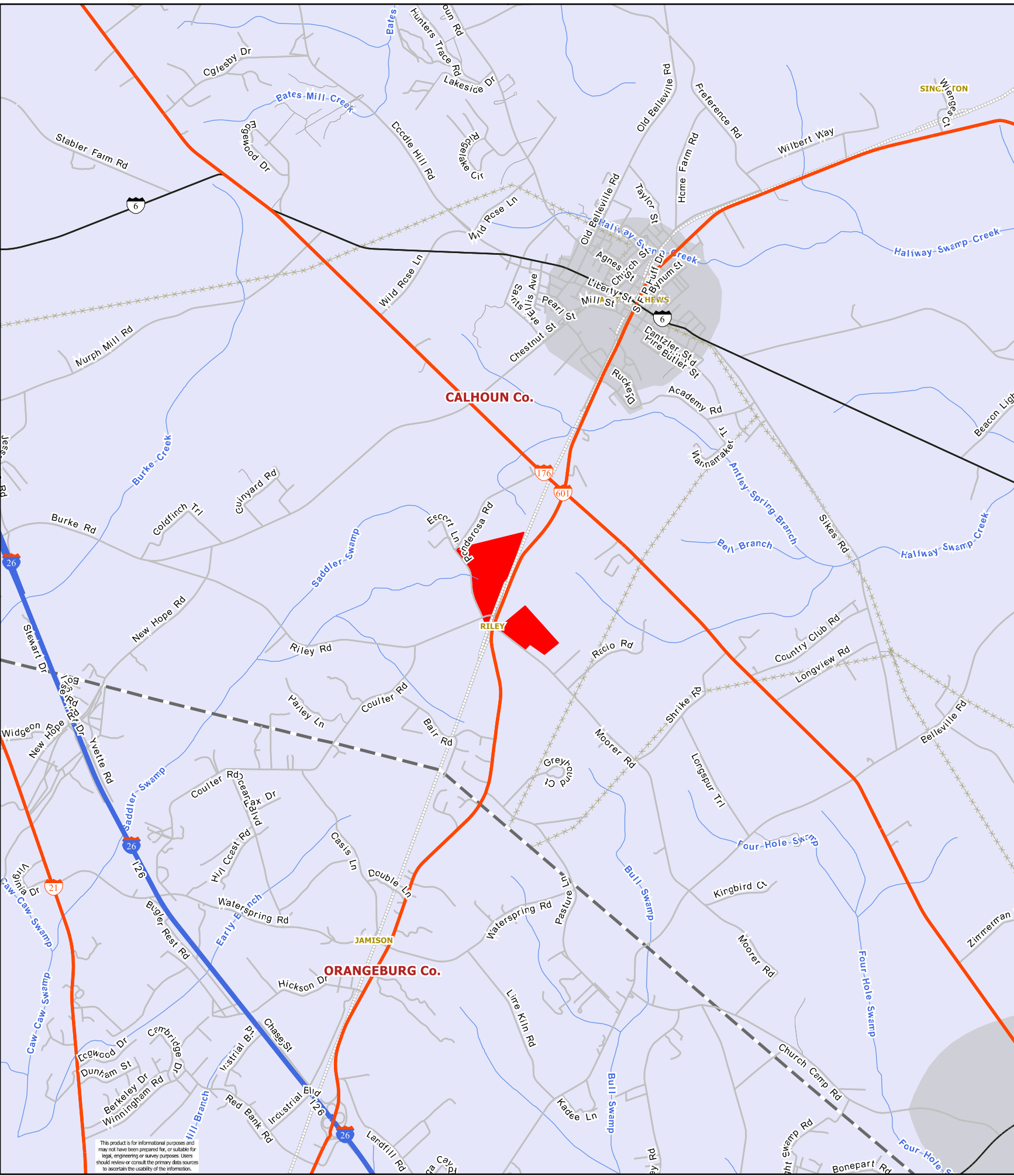
NEAREST CITY
St Matthews

APPROXIMATE CENTRE
33.63175, -80.80438

COUNTY TAX PARCEL IDS
120-00-02-036 120-00-02-035 121-00-02-047



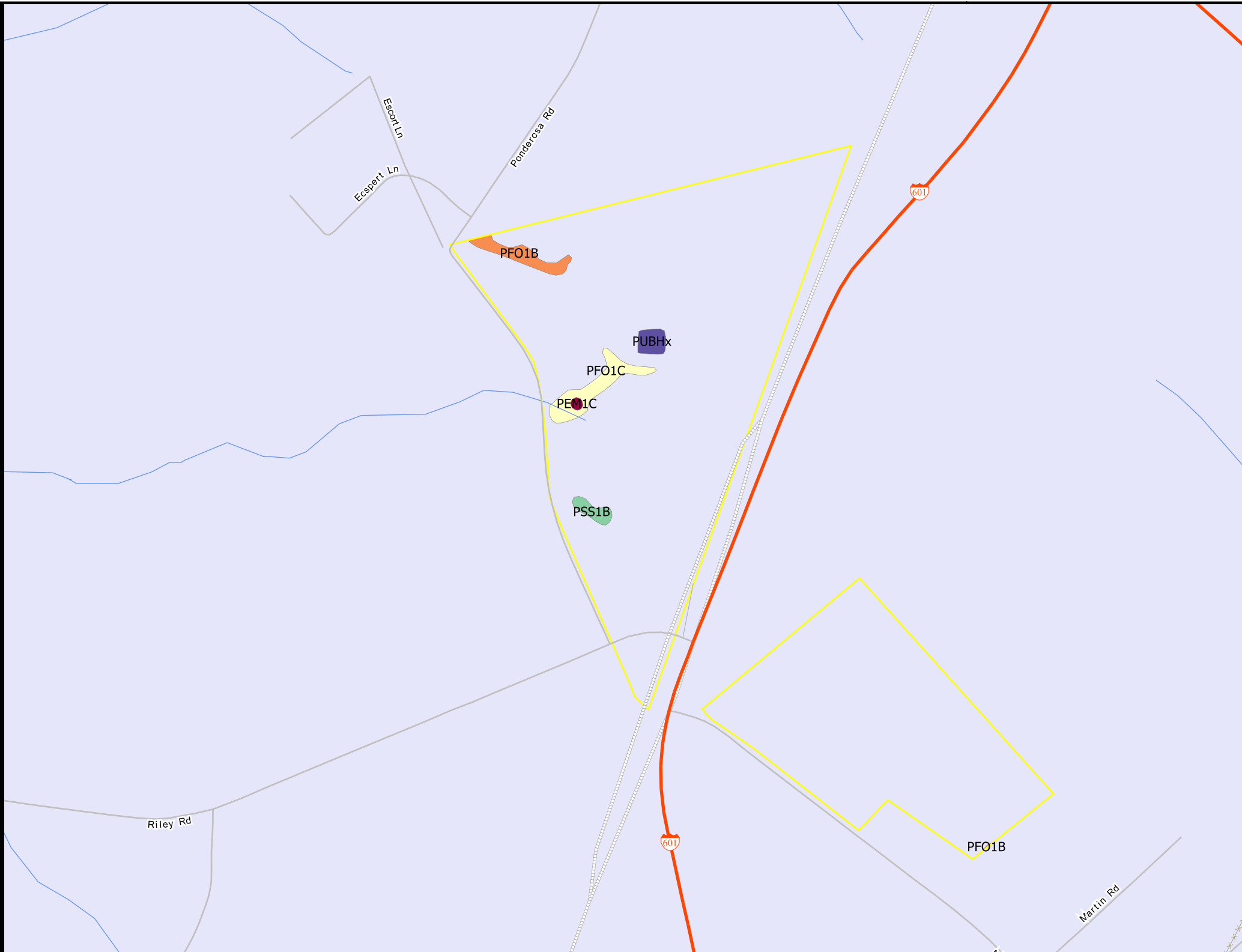
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SOIL SYMBOL	SOIL NAME	FARMLAND
AeB	Ailey sand, 0 to 6 percent slopes	Not prime farmland
Cx	Coxville sandy loam	Farmland of statewide importance
DoB	Dothan loamy sand, 2 to 6 percent slopes	All areas are prime farmland
FaB	Faceville fine sandy loam, 2 to 6 percent slopes	All areas are prime farmland
FuB	Fuquay sand, 0 to 6 percent slopes	Farmland of statewide importance
Ly	Lynchburg loamy sand	Prime farmland if drained
OrB	Orangeburg loamy sand, 2 to 6 percent slopes	All areas are prime farmland
To	Totness loamy coarse sand, frequently flooded	Not prime farmland
TrB	Troup coarse sand, 0 to 6 percent slopes	Not prime farmland
VaC	Vaucluse loamy sand, 6 to 10 percent slopes	Not prime farmland
W	Water	Not prime farmland



WETLAND SYMBOL

WETLAND TYPE

AREA

PEM1C	Freshwater Emergent Wetland	0
PFO1B	Freshwater Forested/Shrub Wetland	1
PFO1C	Freshwater Forested/Shrub Wetland	2
PSS1B	Freshwater Forested/Shrub Wetland	0
PUBHx	Freshwater Pond	0

ST MATTHEWS

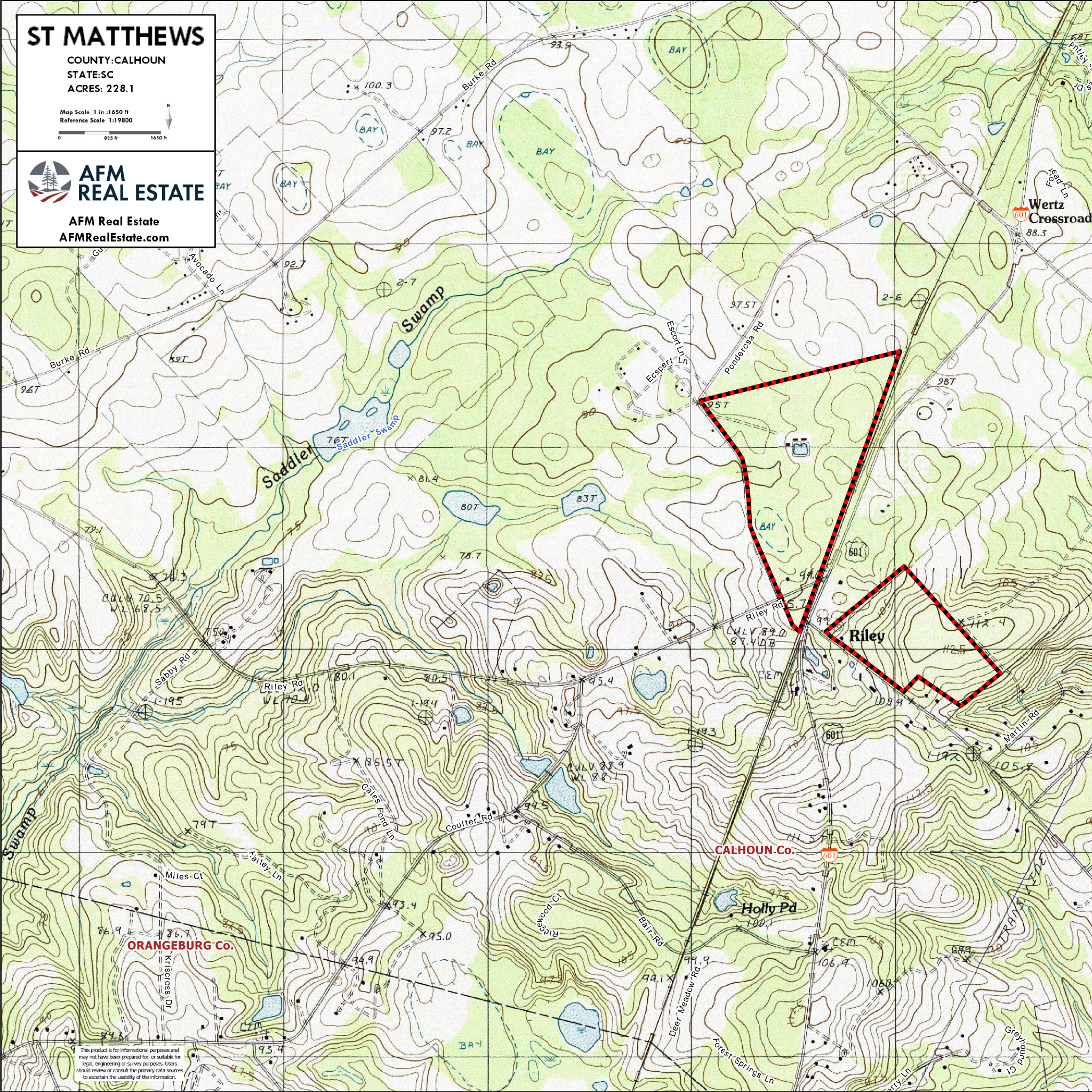
COUNTY: CALHOUN
STATE: SC
ACRES: 228.1

Map Scale 1 in : 1650 ft
Reference Scale 1:19800



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