

ACTIVE · SET PRICE

Hightower Road Tract

± 86 Acres | Chester County | South Carolina | Near Fort Lawn

86 Acres Chester County SC Hunting Land – Food Plots, Pine Timber, Near I-77 & Charlotte

PRICE	PRICE / ACRE	ACREAGE
$645,900	$7,507	± 86

PROPERTY OVERVIEW

The ±86.04 acre Hightower Road Tract is located just outside the rural community of Fort Lawn in Chester County, South Carolina, offering an outstanding combination of recreational opportunity, timber investment, and convenient access to nearby economic centers. The property lies along Hightower Road just south of SC Highway 9 and features approximately 700 feet of road frontage, providing direct access and excellent visibility. Its location places the tract only about 12 minutes from Interstate 77 in Richburg, approximately 50 minutes from Charlotte, North Carolina, and about one hour from Columbia, South Carolina—making it an ideal weekend retreat or long-term investmen...

PROPERTY DETAILS

TYPE
Development (Residential)

ACCESS
Paved Road

UTILITIES
Electric · Telephone

WATER FEATURES
Creeks / Streams

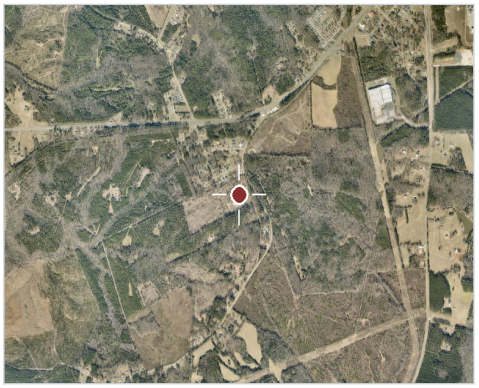
VIEWS
Timber

IMPROVEMENTS
Food Plots · Roads

COUNTY TAX PARCEL IDS
157-00-00-044-000

DOCUMENTS INCLUDED
Plat · Locator Map · Deed · Stand Map

LOCATION



Chester County, South Carolina



Jamie Lytton
Mid Atlantic Region Real Estate Manager
O: 910.975.0262 C: 910.975.0262
jamie.lytton@afmforest.com
Principal Broker: Jamie Lytton (South Carolina)

SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated October 19, 2026 · https://www.afmrealestate.com/properties/86.04-acres-land-for-sale-in-chester-county-south-carolina/hightower-road-tract

Property Photos

Hightower Road Tract · Chester County · South Carolina · Near Fort Lawn







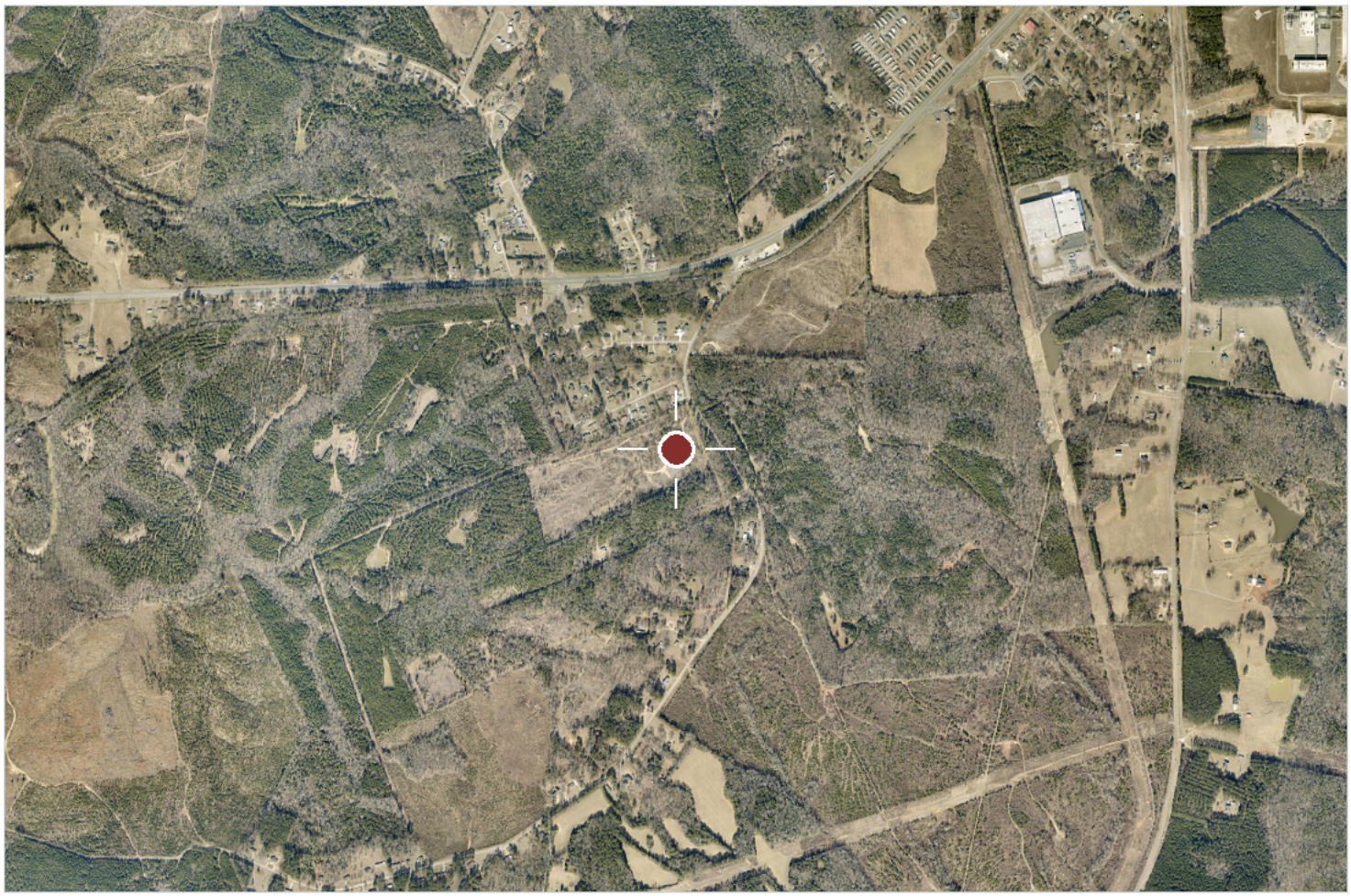




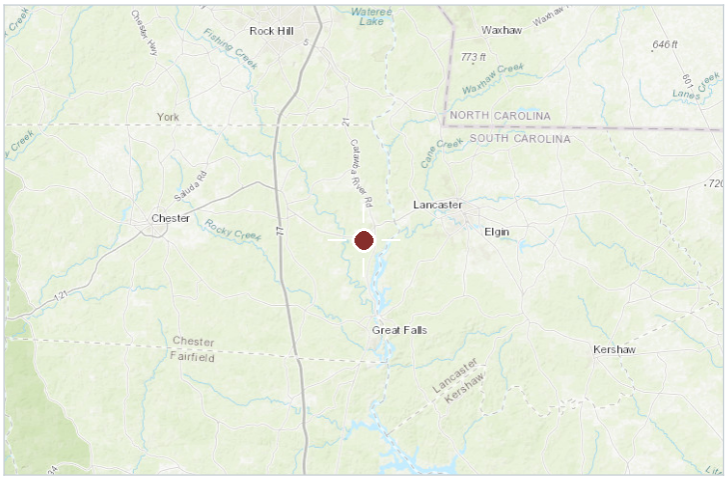


Location & Access

Hightower Road Tract · Chester County · South Carolina · Near Fort Lawn



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



Regional locator

COUNTY & STATE

Chester County, South Carolina

NEAREST CITY

Fort Lawn

APPROXIMATE CENTRE

34.68585, -80.91106

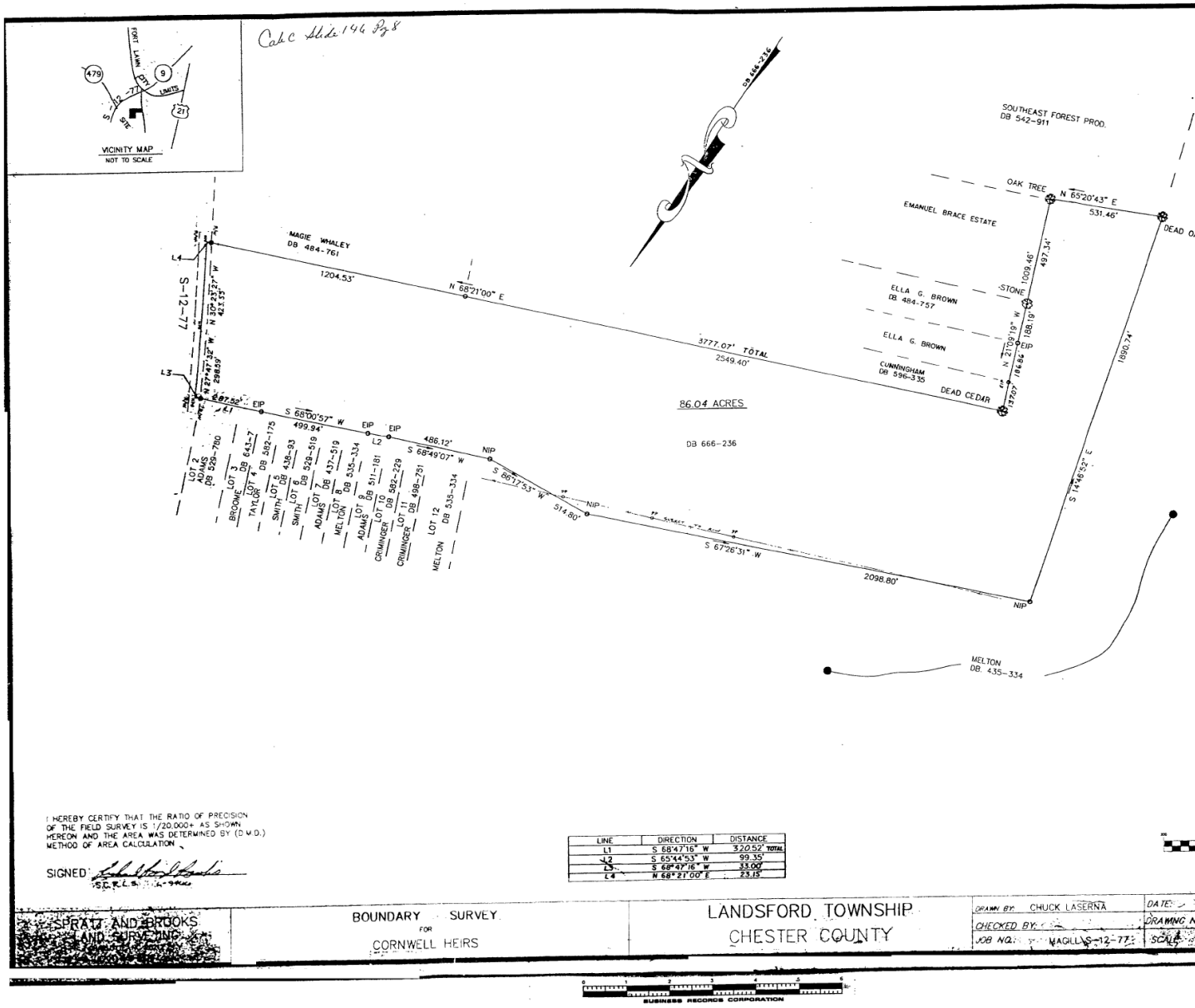
COUNTY TAX PARCEL IDS

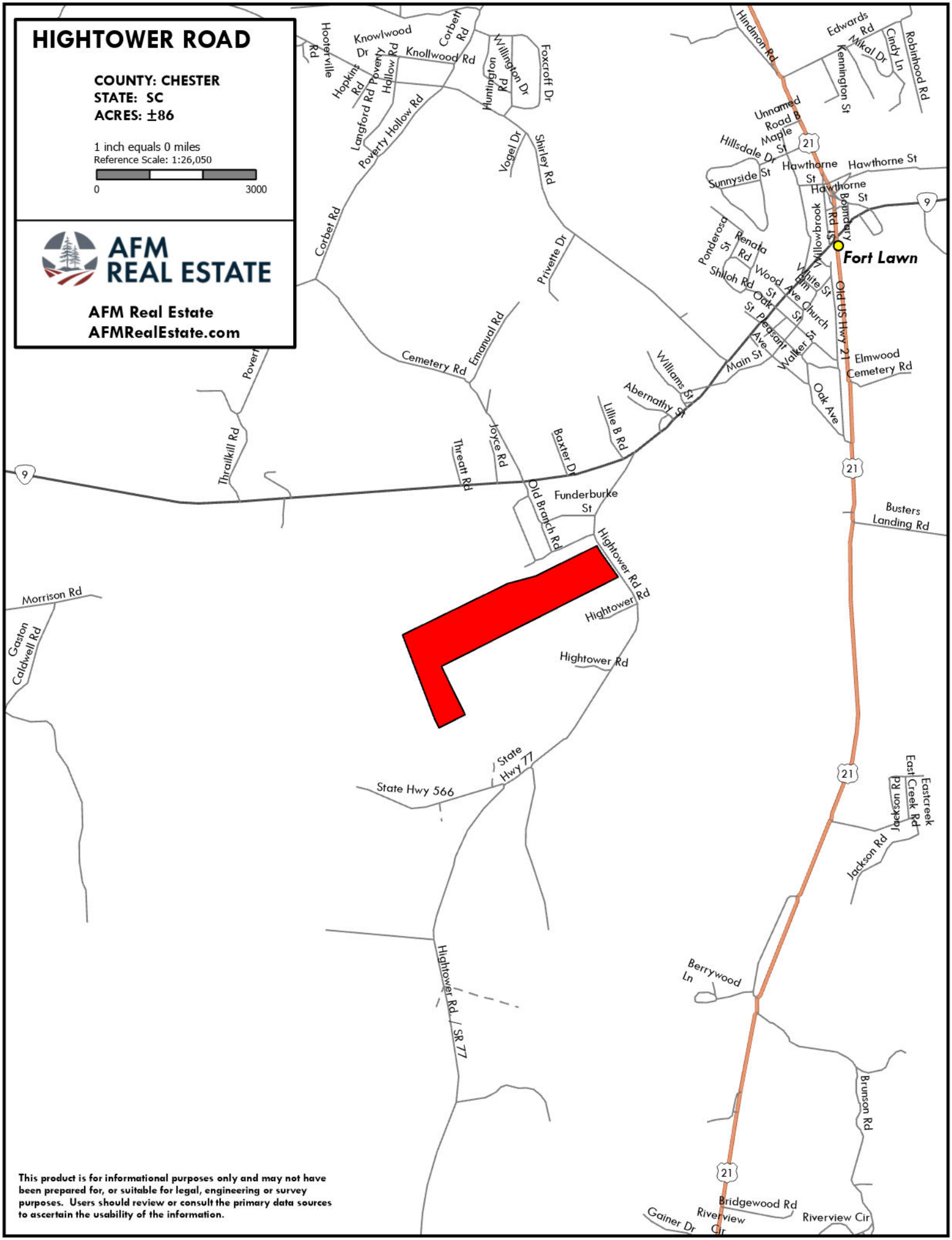
157-00-00-044-000

INTERACTIVE MAP

https://id.land/maps/cef9ab0ffd934318a61b58e59ef9d0e1/share

8


Calc Slide 146 Pg 8
VICINITY MAP
NOT TO SCALE
FORT LAWN
CITY LIMITS
479
9
21
SITE
S-12-77
DB 666-236
SOUTHEAST FOREST PROD.
DB 542-911
OAK TREE
N 65°20'43" E
531.46'
EMANUEL BRACE ESTATE
MAGIE WHALEY
DB 484-761
1204.53'
N 68°21'00" E
3777.07' TOTAL
2549.40'
ELLA G. BROWN
DB 484-757
STONE
1009.46'
497.34'
N 21°09'19" W
188.19'
EIP
ELLA G. BROWN
CUNNINGHAM
DB 596-335
DEAD CEDAR
1890.74'
S 14°46'52" E
86.04 ACRES
DB 666-236
S 68°00'57" W
499.94'
EIP
L2
486.12'
S 68°49'07" W
NIP
S 86°17'53" W
514.80'
S 67°26'31" W
2098.80'
NIP
LOT 2 ADAMS DB 528-780
BROOME DB 643-7
LOT 3
LOT 4 TAYLOR DB 582-175
LOT 5 SMITH DB 438-83
LOT 6 SMITH DB 529-519
LOT 7 ADAMS DB 437-519
LOT 8 MELTON DB 535-334
LOT 9 ADAMS DB 511-181
LOT 10 CRIMINGER DB 582-229
LOT 11 CRIMINGER DB 498-751
LOT 12 MELTON DB 535-334
MELTON
DB. 435-334
I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/20,000+ AS SHOWN HEREON AND THE AREA WAS DETERMINED BY (D.M.D.) METHOD OF AREA CALCULATION
SIGNED
S.C.R.L.S.
LINE DIRECTION DISTANCE
L1 S 68°47'16" W 320.52' TOTAL
L2 S 65°44'53" W 99.35'
L3 S 68°47'16" W 33.00'
L4 N 68°21'00" E 23.15'
PRATT AND BROOKS
LAND SURVEYING
BOUNDARY SURVEY
FOR
CORNWELL HEIRS
LANDSFORD TOWNSHIP
CHESTER COUNTY
DRAWN BY: CHUCK LASERNA
CHECKED BY:
JOB NO.: MAGILL S-12-77
DATE:
SCALE:
BUSINESS RECORDS CORPORATION


HIGHTOWER ROAD
COUNTY: CHESTER
STATE: SC
ACRES: ±86
1 inch equals 0 miles
Reference Scale: 1:26,050
0
3000
AFM REAL ESTATE
AFM Real Estate
AFMRealEstate.com
Fort Lawn
Hightower Rd
Hightower Rd / SR 77
State Hwy 77
State Hwy 566
Old US Hwy 21
Corbet Rd
Poverty Hollow Rd
Knollwood Rd
Shirley Rd
Privette Dr
Cemetery Rd
Emanuel Rd
Threatt Rd
Joyce Rd
Baxter Dr
Lillie B Rd
Abernathy St
Williams St
Main St
Funderburke St
Old Branch Rd
Thrailkill Rd
Morrison Rd
Gaston Caldwell Rd
Busters Landing Rd
Elmwood Cemetery Rd
Oak Ave
Eastcreek Rd
Jackson Rd
Berrywood Ln
Brunson Rd
Bridgewood Rd
Riverview Cir
Gainer Dr
Hillsdale Dr
Sunnyside St
Hawthorne St
Willowbrook Rd
Ponderosa St
Renata Rd
Shiloh Rd
Wood Ave
Church St
White St
Oak St
Pleasant Ave
Walker St
Edwards Rd
Mikal Dr
Cindy Ln
Robinhood Rd
Kennington St
Hindmon Rd
Unnamed Road B
Maple St
Boundary St
Knowlwood Dr
Corbett Rd
Willington Dr
Huntington Rd
Foxcroft Dr
Vogel Dr
Hooterville Rd
Hopkins Rd
Langford Rd
Poverty Hollow Rd
Hightower Rd
Funderburke St
Old Branch Rd
Lillie B Rd
Abernathy St
Williams St
Main St
Walker St
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Thrailkill Rd
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Gaston Caldwell Rd
Busters Landing Rd
Elmwood Cemetery Rd
Oak Ave
Eastcreek Rd
Jackson Rd
Berrywood Ln
Brunson Rd
Bridgewood Rd
Riverview Cir
Gainer Dr
Hightower Rd
Hightower Rd / SR 77
State Hwy 77
State Hwy 566
Old US Hwy 21
Fort Lawn
9
21
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Instrument 201200071672 Volume 1051 Page 152

201200071672
Filed for Record in
CHESTER COUNTY SC
SUE K. CARPENTER, CLERK OF COURT
03-01-2012 At 01:23:34 pm.
DEED 10.00
STATE 312.00
COUNTY 132.00
Volume 1051 Page 152 - 153

DEED DRAWN BY:
ROBERT K. FOLKS
ATTORNEY AT LAW
TITLE NOT EXAMINED

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHESTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that, **George Katergaris**, ("Grantor"), in the State aforesaid, for and in consideration of the sum of Five and no/100ths ($5.00) Dollars, and exchange of real estate to the Grantor in hand paid at and before the sealing and delivery of these Presents, by the Grantee hereinafter named (the receipt whereof is hereby acknowledged), has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release **all my right, title and interest** in and to the following described property, subject to the easements, restrictions, reservations and conditions set forth below, unto **Nick Papazekos,** ("Grantee"), and Grantee's heirs, successors and assigns:

All that certain piece, parcel or tract of land with any and all improvements thereon containing 86.04 acres situate, lying and being in Landsford Township, Chester County, South Carolina and is shown and designated on that certain boundary survey for Cornwell Heirs by Spratt and Brooks Land Surveying dated December 6, 1994 and recorded October 1, 1998 in Plat Cabinet "C", at Slide 146, at Page 8 and has such courses and distances, metes and bounds as shown on said plat which said plat is incorporated herein by reference."

For derivation, see the following Deeds to George Katergaris and Nick Papazekos recorded in the Office of the Clerk of Court for Chester County, South Carolina: Deed of Mary H. Hunt dated 9-14-1998, recorded 10-1-1998, Deed Book 744 Page 172; Deed of Ann Cornwell Hickson dated 8-24-1998, recorded 10-1-1998, Deed Book 744 Page 175; Deed of Mary C. Rachael dated 8-25-1998, recorded 10-1-1998, Deed Book 744 Page 178; Deed of John S. Hickson, Jr. dated 8-25-1998, recorded 10-1-1998, Deed Book 744 Page 181; Deed of Emory T. Gladden dated 9-15-1998, recorded 10-1-98, Deed Book 744 Page 184; Deed of John G. Magill dated 9-25-1998, recorded 10-1-1998, Deed Book 744 Page 187; Deed of Margaret H. Britton dated 9-25-1998, recorded 10-1-1998, Deed Book 744 Page 190; Deed of Karen E. Magill recorded 10-1-1998, Deed Book 744 Page 193.

The within described property is conveyed subject to existing easements and rights of way, whether of record or not, and to restrictions, if any, appearing in the chain of title which said

CHESTER COUNTY TAX ASSESSOR
DATE 3-2-12
TAX MAP NO. 159-0-0-44

Instrument 201200071672 Volume 1051 Page 153

restrictions, if any, are not intended to be reimposed hereby.

TAM 157-00-00-044-000

Grantee's Address:
1959 Kool Park Road
Hickory, NC 28601

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said Grantee and Grantee's Heirs, Successors and Assigns forever.

AND the Grantor does hereby bind Grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Grantee and Grantee's Heirs, Successors and Assigns, against Grantor and whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the Grantor's Hand and Seal this 29th day of February, 2012, and in the two hundred thirty-sixth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

George Katergaris (Seal)
George Katergaris

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF LANCASTER)

I, the undersigned notary public, do hereby certify that the above named Grantor personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

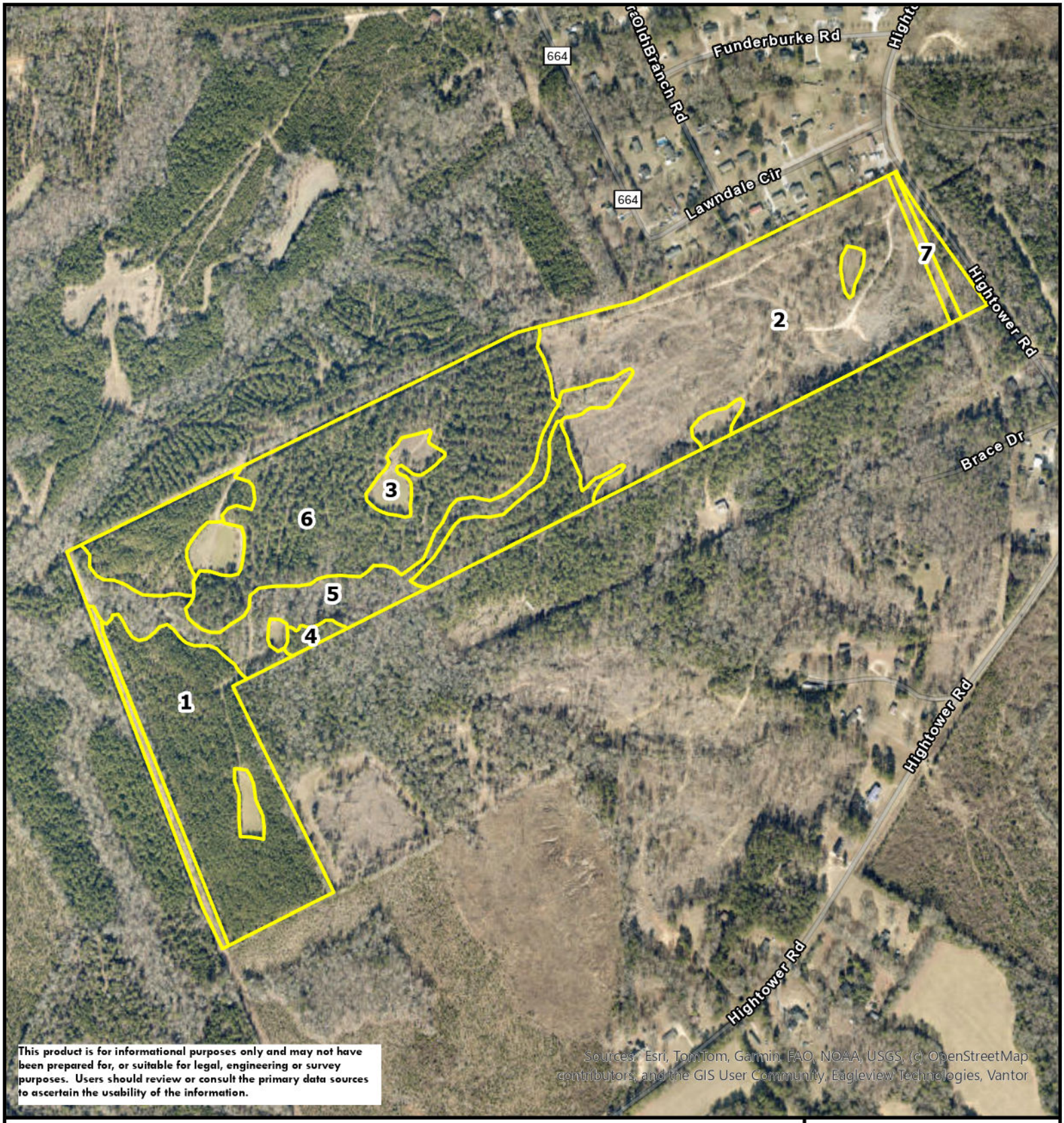
Witness my hand and official seal this the 29th day of February, 2012.

(Seal)
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: 3/30/21

s:\dbr\deedKatergarisPapazekos

I hereby certify that the within Deed has been this 2 day of March A.D. 2012 recorded in Book J of Deeds.

AUDITOR, CHESTER COUNTY



This product is for informational purposes only and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Eagleview Technologies, Vantor

HIGHTOWER ROAD TRACT			
STAND	DOM_S_NAME	YEAR_EST	ACRES
1	LOBLOLLY PINE	2013	18.70
2	LOBLOLLY PINE	2025	28.30
3	FOOD PLOTS	-	5.58
4	LOBLOLLY PINE	1994	0.49
5	MIXED HARDWOOD	1950	8.59
6	LOBLOLLY PINE	1994	24.30
7	UTILITY	-	0.71

AFM REAL ESTATE

HIGHTOWER ROAD

COUNTY: CHESTER
STATE: SC
ACRES: ±86.04 AC

Jamie Lytton, RF
(M) 910.975.0262
AFM Real Estate
AFMRealEstate.com