

ACTIVE · SET PRICE

Sylvan Hills

± 379 Acres | Chester County | South Carolina | Near Wilksburg

Big Outdoor Playground

PRICE	PRICE / ACRE	ACREAGE
\$1,685,660	\$4,450	± 379

PROPERTY OVERVIEW

Sylvan Hills Tract is a great timber and recreation property with diversity for wildlife habitat. The land lies along Hwy 9 between Lockhart and Chester in the quiet Wilksburg community of northern Chester County. About 132 acres are forested with loblolly pine planted in 2023. These trees have completed their fourth growing season. They are healthy and growing fast. About 97 acres of pines were planted in January of 2026. Much of the pine area is gently rolling ridgetops. Side slopes are generally steep. About 130 acres of hardwood are found on steep slopes and in flats near Rodens Creek. Slopes are dominated by oaks, hickory and American beech. The creek bottom forest is mostly a mix of yellow poplar, sweetgum and maple. Rodens Creek is a large stream with a sandy, gravelly base that runs...

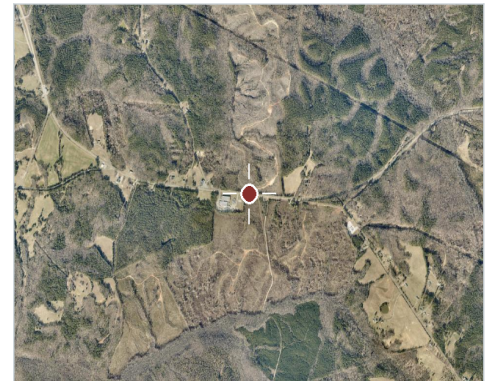
PROPERTY DETAILS

TYPE	ACCESS
Recreation (ATV-UTV) · Timberland (Premerchtable Pine Plantation)	Paved Road
UTILITIES	WATER FEATURES
Electric · Telephone	Creeks / Streams
VIEWS	COUNTY TAX PARCEL IDS
Timber	029-00-00-012-000

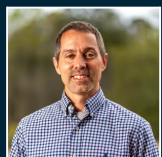
DOCUMENTS INCLUDED

Sylvan Hills Aerial · Sylvan Hills Topo · Sylvan Hills Location · Sylvan Hills Plat 142 ac · Sylvan Hills Plat 246 ac · Sylvan Hills Plat less 10 ac

LOCATION



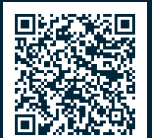
Chester County, South Carolina



Philip Weatherford

Forester, Real Estate Salesperson, SC
O: 864.238.5372 C: 864.238.5372
philip.weatherford@afmforest.com
Principal Broker: Jamie Lytton (South Carolina)

SCAN TO VIEW



Property Photos

Sylvan Hills · Chester County · South Carolina · Near Wilksburg

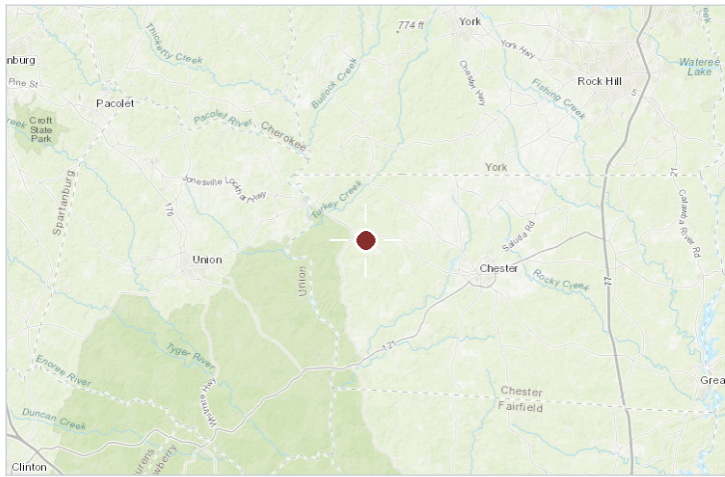


Location & Access

Sylvan Hills · Chester County · South Carolina · Near Wilksburg



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
Wilksburg

APPROXIMATE CENTRE
34.74449, -81.37611

COUNTY TAX PARCEL IDS
029-00-00-012-000

INTERACTIVE MAP

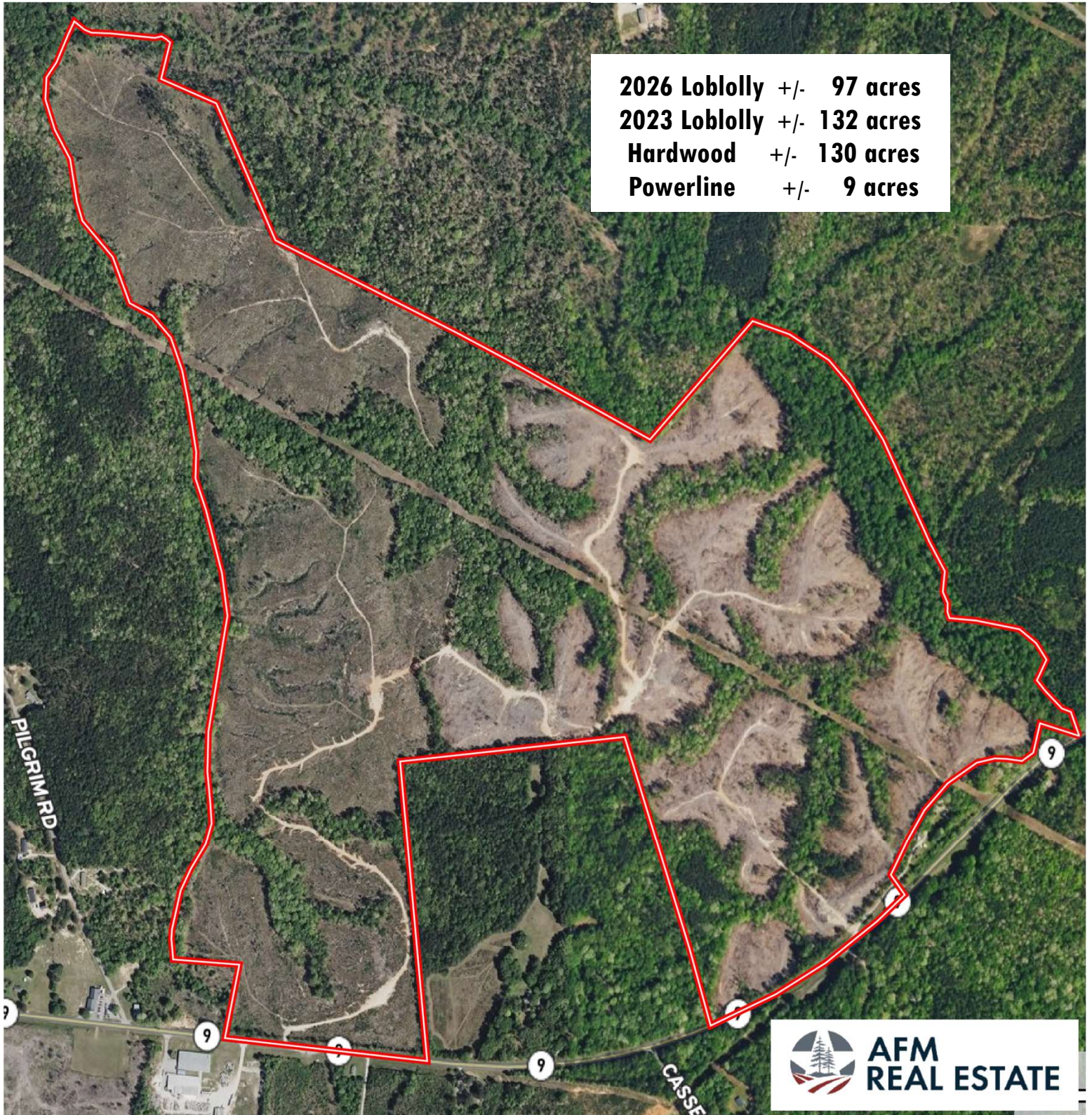


<https://id.land/maps/4a62ca7505e9b70c33c0ef8972b5af0d/share>

Sylvan Hills Tract

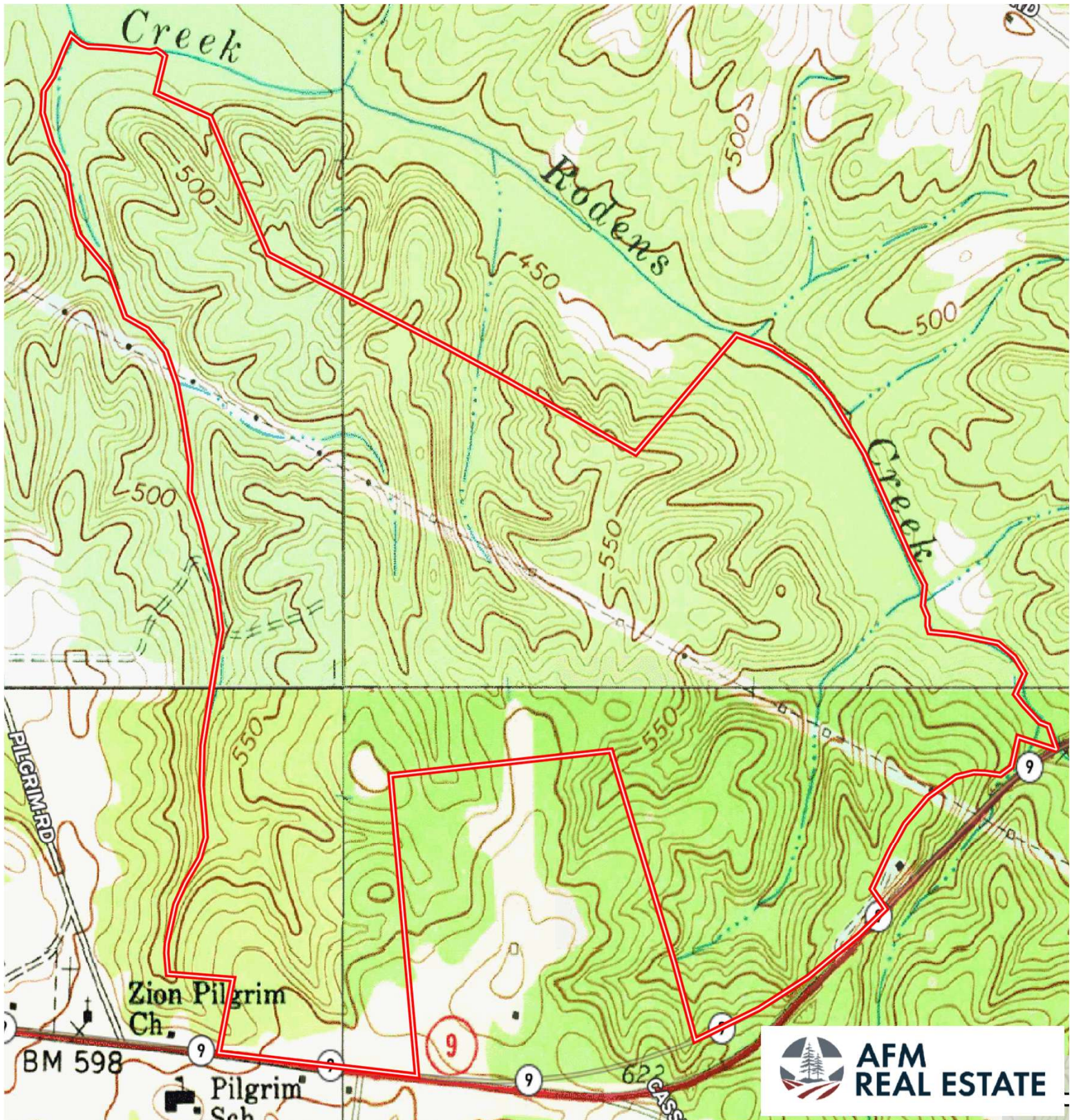
+/- 378 acres
Chester County, SC

2026 Loblolly +/- 97 acres
2023 Loblolly +/- 132 acres
Hardwood +/- 130 acres
Powerline +/- 9 acres



Sylvan Hills Tract

+/- 378 acres
Chester County, SC



+/- 378 acres
Chester County, SC



**AFM
REAL ESTATE**

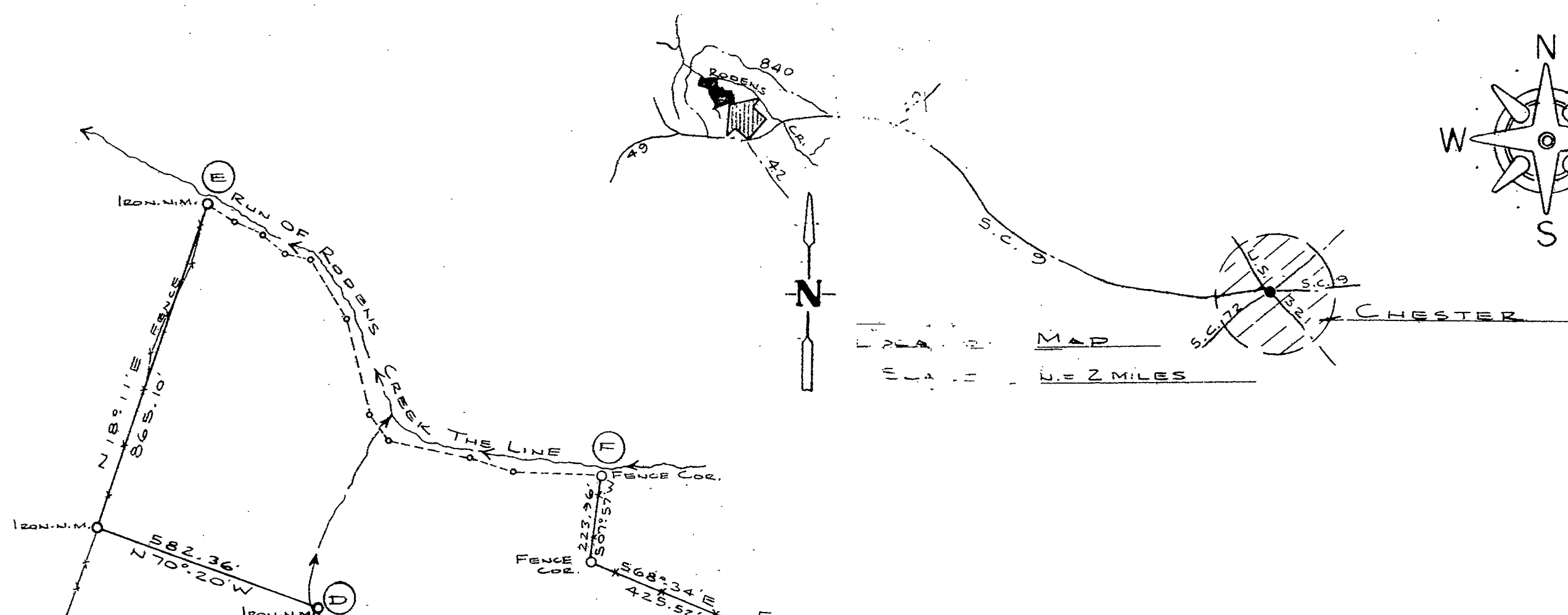
(E)

S 56° 27' E	= 82.25'
S 64° 57' E	= 78.43'
S 48° 28' E	= 75.00'
S 76° 34' E	= 62.96'
S 32° 10' E	= 176.97'
S 14° 11' E	= 252.13'
S 39° 00' E	= 88.43'
S 80° 05' E	= 217.08'
S 72° 05' E	= 115.20'

(F)

S 87° 31' E	= 226.59'
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216



(C)

N	14° 04' W	- 93.07	
N	00° 24' E	- 163.68	
N	22° 55' E	- 182.69	
N	28° 18' W	- 87.36	
N	16° 11' E	- 239.38	
N	29° 43' E	- 122.59	
N	22° 28' W	- 126.78	
N	21° 07' E	- 92.99	
N	31° 37' W	- 181.65	
N	18° 16' E	- 85.99	
N	14° 08' W	- 175.89	
N	05° 58' E	- 107.30	
N	28° 52' W	- 167.30	
N	09° 33' W	- 204.97	
N	15° 20' E	- 146.46	
N	09° 15' W	- 236.83	
N	60° 28' W	- 83.90	
N	14° 21' W	- 82.34	
N	00° 45' W	- 143.12	
N	54° 43' W	- 140.24	
N	84° 06' W	- 114.48	
N	14° 55' W	- 339.61	
N	35° 56' W	- 205.61	
N	28° 19' W	- 105.54	
N	05° 46' W	- 246.84	
N	23° 04' W	- 101.44	
N	35° 55' W	- 97.44	
(D)	N	09° 02' W	- 156.00

216

(A)

S 02°.24'W	- 80.32'
S 28°.56'W	- 100.25'
S 03°.42'E	- 88.03'
S 21°.11'W	- 22.100'
S 00°.19'W	- 90.18'
S 32°.54'W	- 90.76'
S 09°.26'E	- 234.78'
S 37°.14'E	- 87.32'
S 12°.54'E	- 151.25'
S 27°.08'W	- 118.33'
S 19°.47'W	- 91.97'

(B)

S 32°.22'W	- 127.27'
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FILED
OCT 10 12 22 PM '79
CLERK OF COURT
J. B. BARKHEAD
CHESTER COUNTY, S. C.

142.5 ACRES
PROPERTY OF
BOISE CASCADE CORP.
(CORNWALL TRACT)

LOCATED 10 MILES NORTHWEST OF CHESTER
CHESTER COUNTY - SOUTH CAROLINA
SCALE: 1" = 300 FT. - AUGUST 24, 1979
TETTERTON & RIDDICK, L.L.P., OFS

Letterton

S. TERTON R.L.S. No. 1304

I HEREBY CERTIFY THAT THE
RATIO OF PRECISION OF THE
FIELD SURVEY IS 1:3500
D. M. D. METHOD OF AREA
CALCULATION.



N N W



F TO G - RUN OF WET WEATHER
BRANCH THE LINE

NOTE: LINES E TO F TO G TAKEN
FROM EXISTING PLATS

BOISE CASCADE CORP.
(CORNWELL TRACT)

246.5 ACRES

HASKILL GORE ESTATE

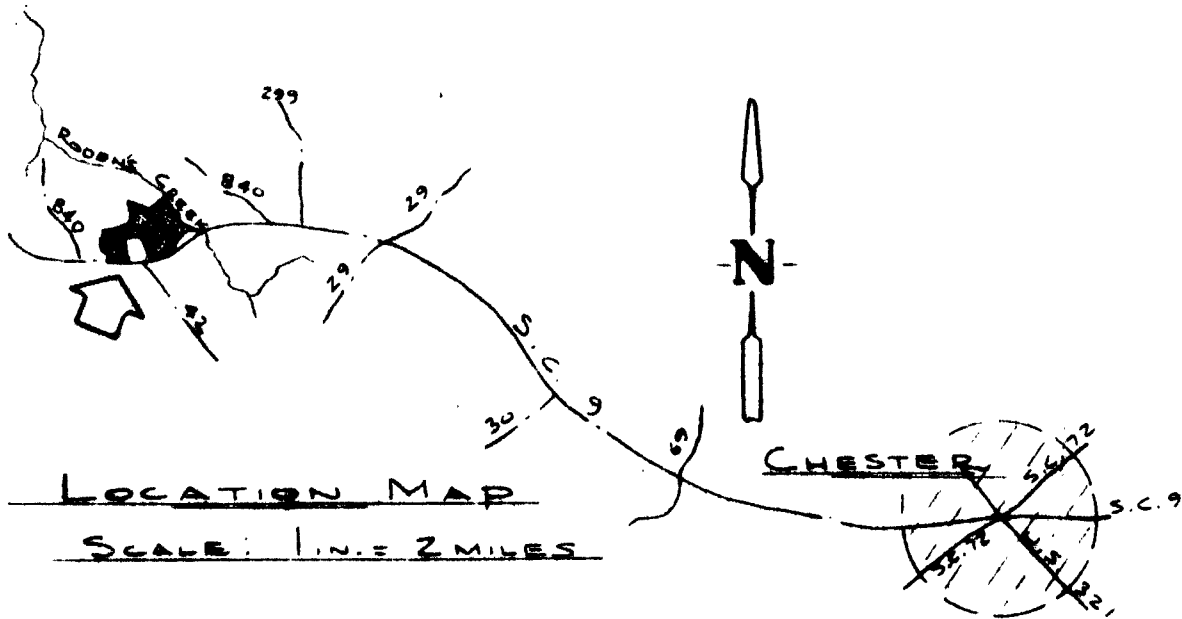
IRON N.M. FENCE COR.
N16°37'W-130.97'
N23°43'E-82.91'
N31°59'E-279.38'
N26°48'E-150.09'
N15°06'E-332.8'
N00°02'W-88.2'
IRON N.M. FENCE COR.
N81°10'W-121.08'
IRON N.M. FENCE COR.
N20°21'W-316.24'
JANIE P. BLAKE

1470.13'
S87°51'W
1611.27'
S03°27'E
1304.14'
N81°02'W
S.C. HWY. No. 9
75 R/W
ROAD 512.42'

ELEC. TRANS. LINE
R.O.W.

542°27'E-80.03'
S52°40'W-204.14'
S55°23'W-153.82'
S58°05'W-184.14'
S60°11'W-168.61'
S63°16'W-158.32'
S63°33'W-164.32'
S63°38'W-189.07'
S71°14'W-184.78'

246.5



P = 19,850



MEHERY CERTIFY THAT THE
RATIO OF PRECISION OF THE
FIELD SURVEY IS 1:2500
B. & D. METHOD OF AREA
CALCULATION.

PROPERTY
BOISE CA
(HAILE T
LOCATED 9 MILES N
CHESTER COUNTY
SCALE: 1 IN. = 400 FT.
TETTERTON & R

J. L. Lott

Cab D Side 187 Pg 8B

PLAT OF SURVEY FOR
MICHAEL WAYNE MCCOY
BATON ROUGE TOWNSHIP, CHESTER COUNTY, SOUTH CAROLINA

AUGUST 30, 2012

REFERENCES: A PORTION OF TAX MAP 029-00-00-012

D.B. 901 PG. 118

MAGNETIC NORTH

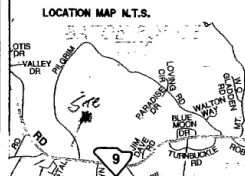
T.M. H28-94
JIMMIE LOUIS JETER
D.B. 965 PG. 42; CAB. "D'S"-126 PG. 1

HAMILTON, DELLENY & GRIER, P.A.
ATTORNEYS AT LAW
P.O. BOX 808
CHESTER, SC 29706-0808

T.M. H28-93
JIM L. JETER
D.B. 965 PG. 39; CAB. "D'S"-126 PG. 1

201200074368
Filed for Record in
CHESTER COUNTY SC
SUE K. CARPENTER, CLERK OF COURT
10-15-2012 At 02:21:13 pm.
PLAT 10.00

Volume _____ Page _____



T.M. H28-2
JOHN WILLIAM WILKES
D.B. 467 PG. 92; P.B. "O" PG. 85

10.20 ACRES

This 10.2 acres sold from
NW corner of tract shown
as 142.5 acres on plat
dated 8-24-1979

REMAINING PORTION OF
T.M. H29-12
TIMBERVEST PARTNERS S.C. LLC
D.B. 901 PG. 118

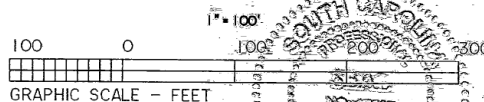
T.M. H29-47
MICHAEL WAYNE MCCOY
D.B. 689 PG. 168; P.B. 1 PG. 649

The subdivision plat shown herein has been found to comply
with the Chapter County Subdivision Regulations and has been
APPROVED FOR RECORDING in the office of the Clerk of Court
of Chester County, South Carolina

9-4-12
Chester County

NOTE:
EIP = EXISTING IRON PIN
NIP = NEW IRON PIN
PK = PK NAIL
RR = RAILROAD SPIKE
P.P. = PINCHED PIPE

HIPP LAND SURVEYING, INC.
3574 VICTORIAN HILLS DRIVE
RICHBURG, S.C. 29729
PHONE (803) 789 3716



THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY
PERFORMED UNDER THE SUPERVISION OF WILLIAM V. HIPP AND WAS
COMPLETED ON THE DATE SHOWN ABOVE. THE SURVEY WAS PERFORMED IN
ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE
OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH
CAROLINA, TITLE 40, CHAPTER 21, AND IS OF CLASS "A" STANDARD. THE
AREA (IF SHOWN) WAS DETERMINED USING THE D.M.D. METHOD - BEARINGS
WERE RECKONED AS SHOWN. ENCROACHMENTS ARE AS SHOWN, UNLESS
NOTED OTHERWISE. ARE NOT WITHIN A SPECIAL FLOOD HAZARD ZONE
ACCORDING TO FEMA MAPS.

WILLIAM V. HIPP, P.L.S. 17587