

# Beaverdam Branch

116 (+/-) Acres

Edgefield County, South Carolina

Priced at \$932,720 (\$8,000/acre)

## For Showings

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Additional Information may be seen at [www.wisebatten.com](http://www.wisebatten.com)

[Beaverdam Branch Video Link](#)

## Notes:

1. This property is jointly listed with Brown Land & Plantation Advisors.
2. This offering is subject to change or withdrawal without notice.
3. We welcome the participation of other brokers.



Office: 803-625-4256

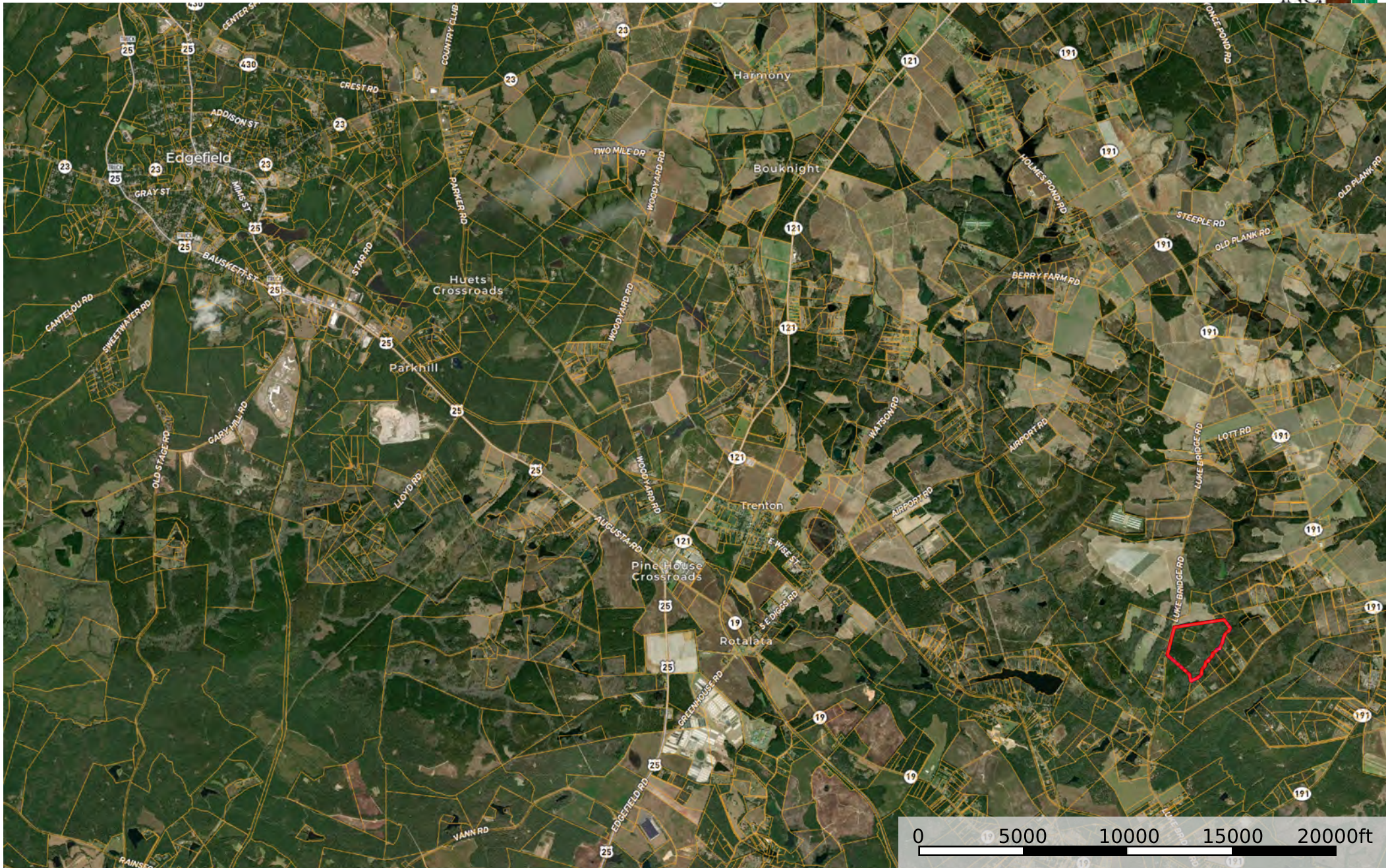



Cell: 803-480-1260

## Beaverdam Branch Property Highlights

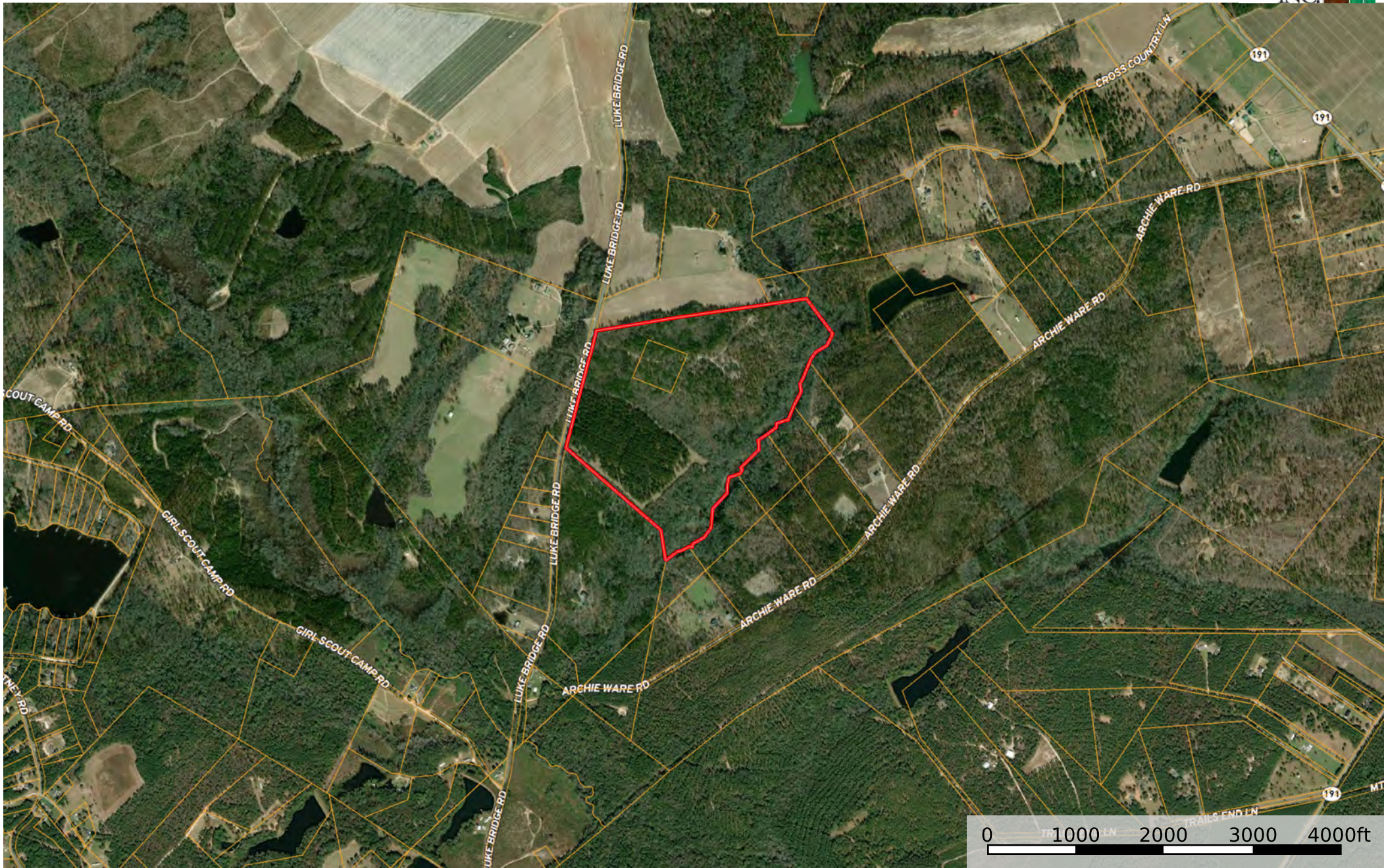
- 116.59 (+/-) acres in Edgefield County, SC along the Aiken County line
- 3300 (+/-) feet of frontage along Beaverdam Branch with private boat landing
- 1359 (+/-) feet of road frontage along Luke Bridge Rd
- Well-stocked with mature pine and hardwood timber
- Mix of longleaf and loblolly pine timber
- 5 (+/-) acres are fenced and designated as a cemetery for a nearby church
- There are no conservation easements on this property
- Centrally located between downtown Edgefield and downtown Aiken, both are within a short 15 (+/-) mile drive
- 12 (+/-) miles from Aiken Regional Airport
- 13.1 (+/-) miles from downtown Aiken, SC
- 15 (+/-) miles from Edgefield, SC
- 31.1 (+/-) miles from downtown Augusta, GA






 Boundary





 Boundary



