



For Sale

Parallel Drive

Winnsboro, SC 29180

Fairfield County

±120.19-Acre Timber & Recreational Tract

- Professionally managed timberland with recent and established pine plantings for future harvests
- Abundant wildlife, including whitetail deer, supported by creek frontage and diverse habitat
- Conveniently located near Columbia, SC, and Charlotte, NC
- Rolling terrain and hardwood bottomlands

Price \$661,045

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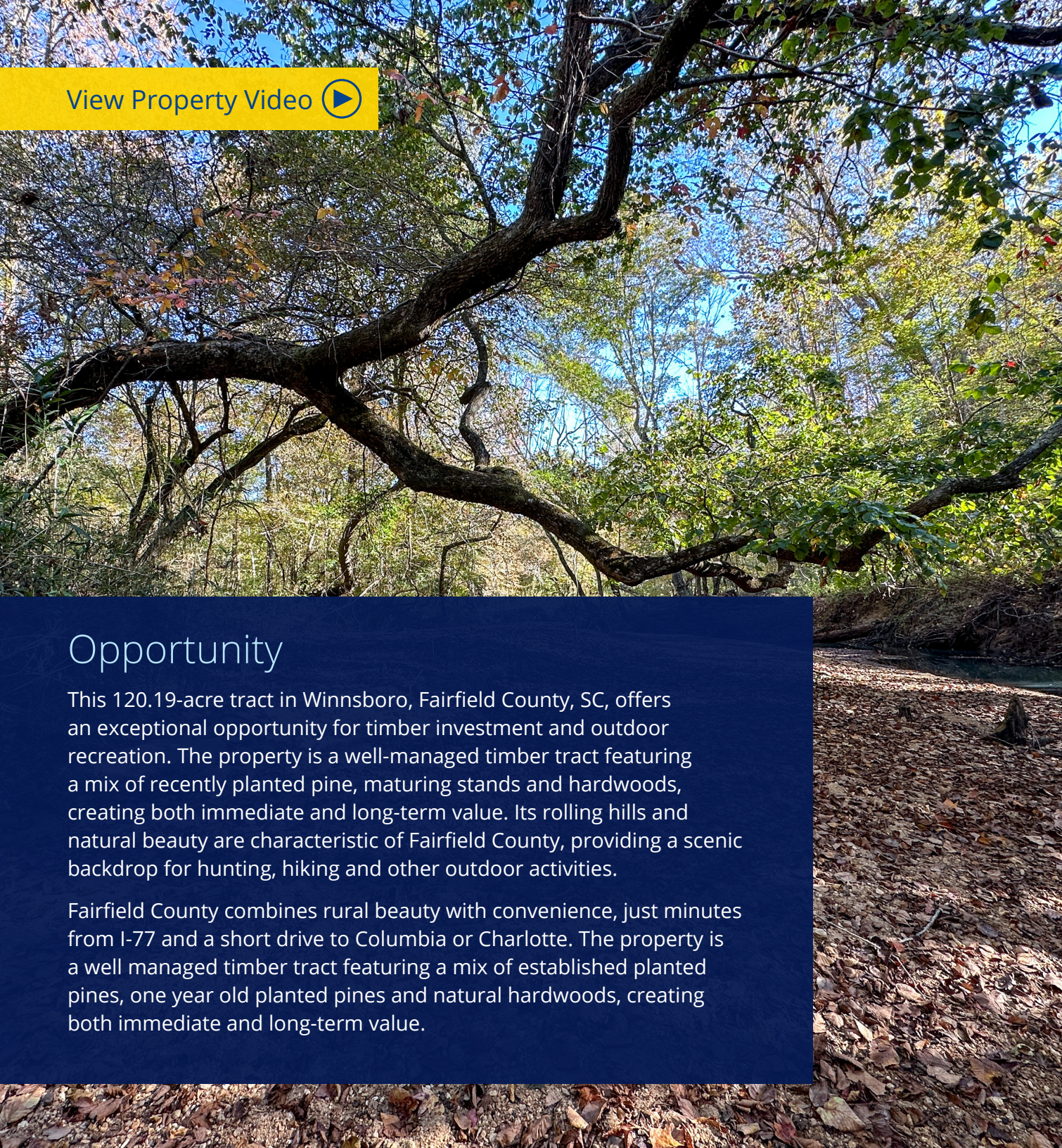


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Opportunity

This 120.19-acre tract in Winnsboro, Fairfield County, SC, offers an exceptional opportunity for timber investment and outdoor recreation. The property is a well-managed timber tract featuring a mix of recently planted pine, maturing stands and hardwoods, creating both immediate and long-term value. Its rolling hills and natural beauty are characteristic of Fairfield County, providing a scenic backdrop for hunting, hiking and other outdoor activities.

Fairfield County combines rural beauty with convenience, just minutes from I-77 and a short drive to Columbia or Charlotte. The property is a well managed timber tract featuring a mix of established planted pines, one year old planted pines and natural hardwoods, creating both immediate and long-term value.



Property Summary

Key Specifications

Location	Parallel Dr, Winnsboro, SC 29180
Size	±120.19 acres
County	Fairfield
TMS	#075-00-00-018-000
Zoning	RD-1

- Timber**
- ± 48 acres planted January 2025 with Weyerhaeuser Advanced Gen seedlings (excellent survival)
 - ± 31 acres planted around 2014
 - Remaining acreage in hardwoods

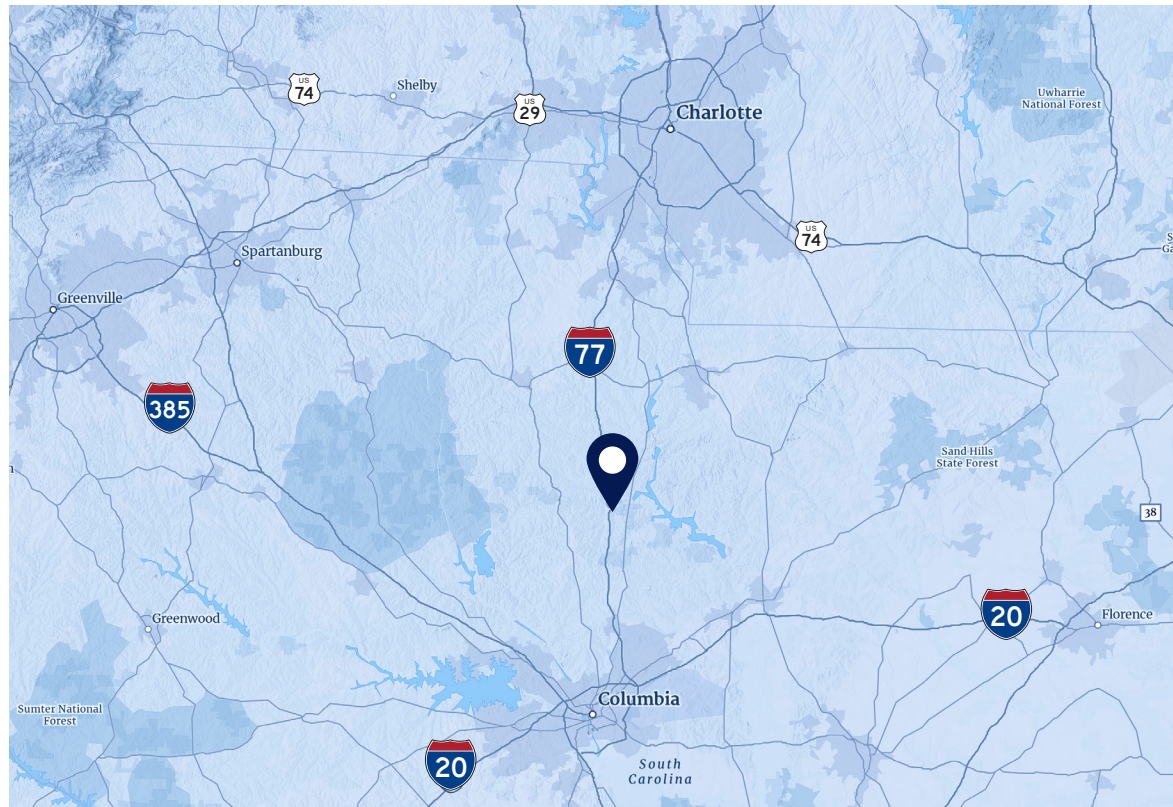
Topography Rolling hills typical of the Piedmont region

Key Distances

- Interstate 77 (Exit 46) ±1.2 miles
- Columbia, SC ±37.4 miles
- Charlotte, NC ±58.1 miles

Sale Price

\$661,045





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