



## Armenia Farm

Chester County, SC | ±118 Acres | Price \$471,410

### Description

The Armenia Tract is +/-118 acres located west of downtown Chester, SC. The property consists of approximately 81 acres of timberland, approximately 35 acres of open land, and a +/-1.5 acre pond, which makes for a great combination of open land and natural hardwood timber. There are two flowing creeks on the property which provides a great water source for wildlife or livestock. **Several buildings are located on the property, including:**

- a 40' x 70' Mesco steel building (built 1996) with 24' eave and has two roll up doors and a loading dock,
- an enclosed 36' x 360' building (built 1996) with four roll up doors,
- a 48' x 250' building (built 1980) with three sliding doors,
- and, a building (built 1996) with approx. 1,856 sq ft. enclosed with one roll up door

All buildings have concrete floors, gas, and water. The Armenia Farm houses **two** 6 inch wells. This property, accompanied by its many buildings, would be perfect for individuals interested in a cattle operation or a horse boarding facility.

Call for a showing appointment.

### Property Use

- Farm
- Equestrian
- Pastureland
- Ranch/Cattle
- Hunting Plantation/ Large Game Hunting/ Upland Game Birds
- ATV

### Directions

Head South on **I-77** towards Columbia. Take **Exit 65** towards SC-9 in Chester County. Follow SC-9 for 19.5 miles. Property will be located on the *Right* side of the road at the corner of SC-9 and Armenia Road

For more information about this listing, please contact:

**Lawton (Gee) Parker, LICENSED REAL ESTATE AGENT**

📞 704.527.6780, ext. 361 | 📞 803.480.2343 | ✉ Lawton.parker@afmforest.com

Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.