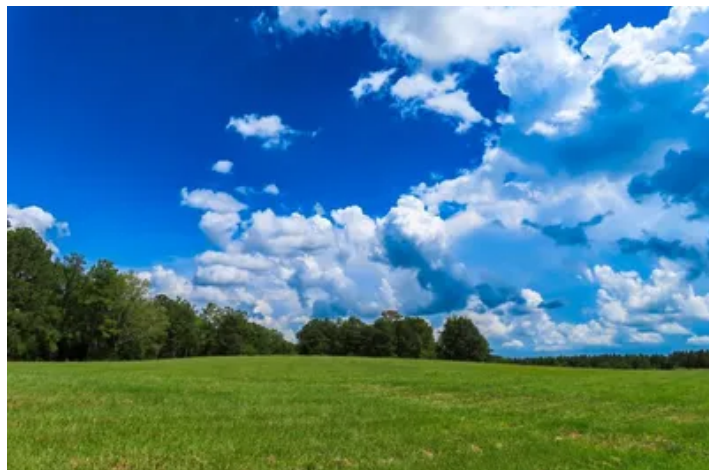


Berry Tract
529 Martin Road
Winnsboro, SC 29180

\$1,850,000
148.22± Acres
Fairfield County



MORE INFO ONLINE:

<https://scacres.com/>

Berry Tract
Winnsboro, SC / Fairfield County

SUMMARY

Address

529 Martin Road

City, State Zip

Winnsboro, SC 29180

County

Fairfield County

Type

Hunting Land, Farms, Recreational Land, Residential Property, Timberland

Latitude / Longitude

34.433244 / -81.032303

Dwelling Square Feet

2,500

Bedrooms / Bathrooms

2 / 2.5

Acreage

148.22

Price

\$1,850,000

Property Website

<https://scacres.com/property/berry-tract-fairfield-south-carolina/114823/>



MORE INFO ONLINE:

<https://scacres.com/>

PROPERTY DESCRIPTION

Berry Tract

529 Martin Road, Winnsboro, SC

Fairfield County Tax Map #090-00-00-003

This 148-acre property offers a rare combination of comfortable country living, recreational opportunity, and practical land use in the quiet countryside of Fairfield County. The property features established pastures, two ponds, wooded acreage, creeks, and a spacious 2-bedroom, 2.5-bath residence situated well off the road for privacy.

Surrounded by rolling farmland and overlooking one of the ponds, the home is designed to take full advantage of its setting. With more than 2,500 square feet of living space, the open floor plan provides expansive views of the surrounding property-ideal for enjoying wildlife, entertaining, or simply relaxing in a peaceful rural setting.

One of the barndominium's most impressive features is the 5,000-square-foot attached garage, offering an exceptional amount of space for vehicles, equipment, recreational equipment, or a workshop. The garage includes a stainless steel commercial sink and provides the versatility needed for everything from equipment storage to hobbies and outdoor pursuits.

Roughly 35 acres are established pasture and open fields, while about 110 acres consist of naturally regenerating clear-cut timberland. Creeks and seasonal drains traverse the property, with mature hardwoods and pines lining many of the waterways. This diverse mix of open land, young timber, mature hardwoods, and water creates excellent habitat for wildlife.

The property is particularly attractive for the outdoorsman. Abundant natural food sources-including acorns and persimmons-combined with multiple water sources provide ideal conditions for wildlife, with deer and turkey being the primary game species. The ponds (Large Pond: 1.8 acres, Small Pond: .4 acres) are stocked and ready for fishing, while ducks and geese are frequent visitors.

Located conveniently between Columbia and Charlotte and just minutes from I-77, the property provides the privacy and peacefulness of the countryside without being far removed from major metropolitan areas.

Whether used as a full-time residence, hunting property, recreational retreat, or private country estate, this turnkey property offers an exceptional combination of comfort, utility, privacy, and recreational value. Properties offering this much usable acreage, substantial improvements, established pasture, ponds, and wildlife habitat in such a convenient location are increasingly difficult to find.

Shown by Appointment Only

Contact: Russ Brown

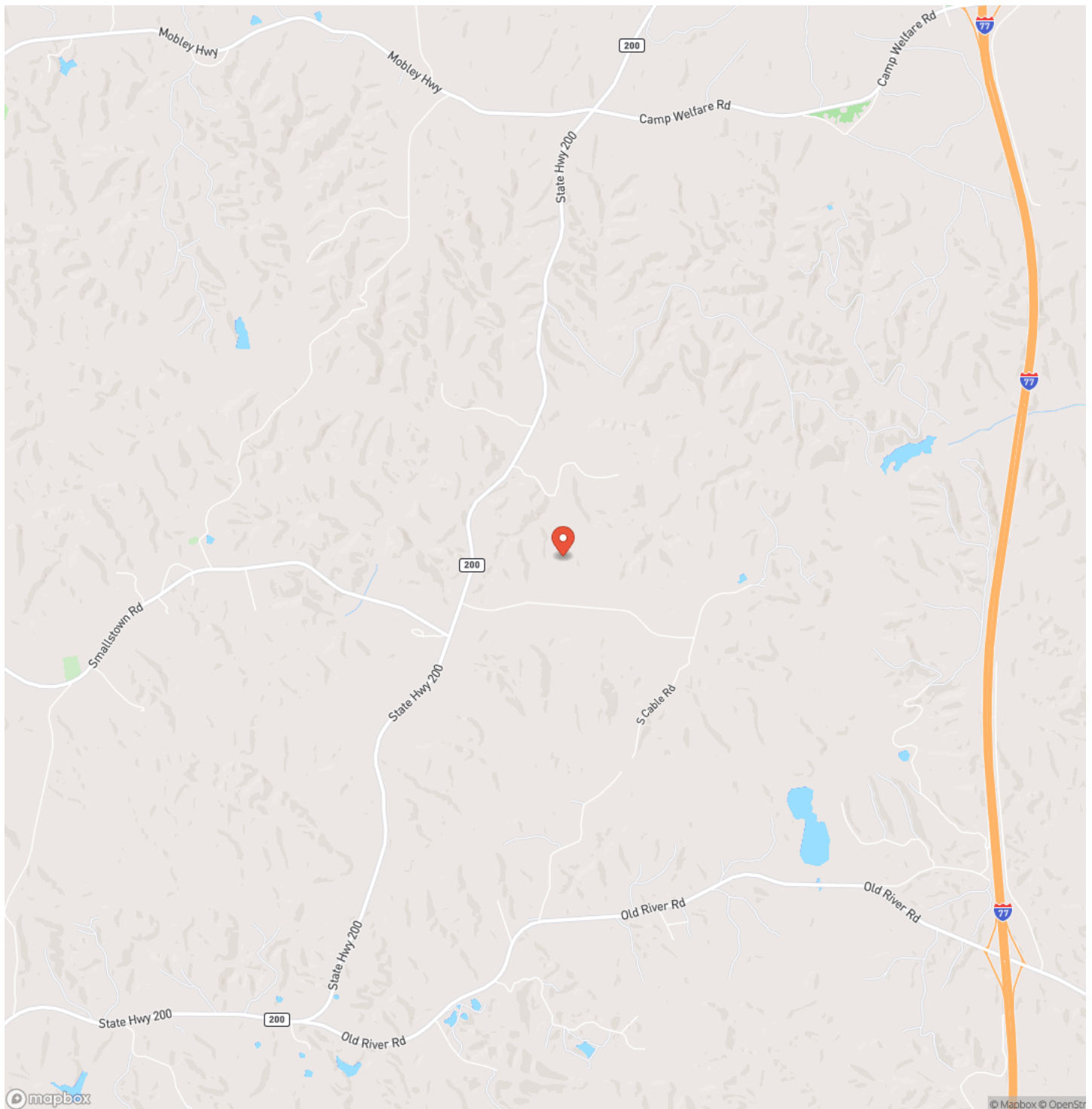
Berry Tract
Winnsboro, SC / Fairfield County



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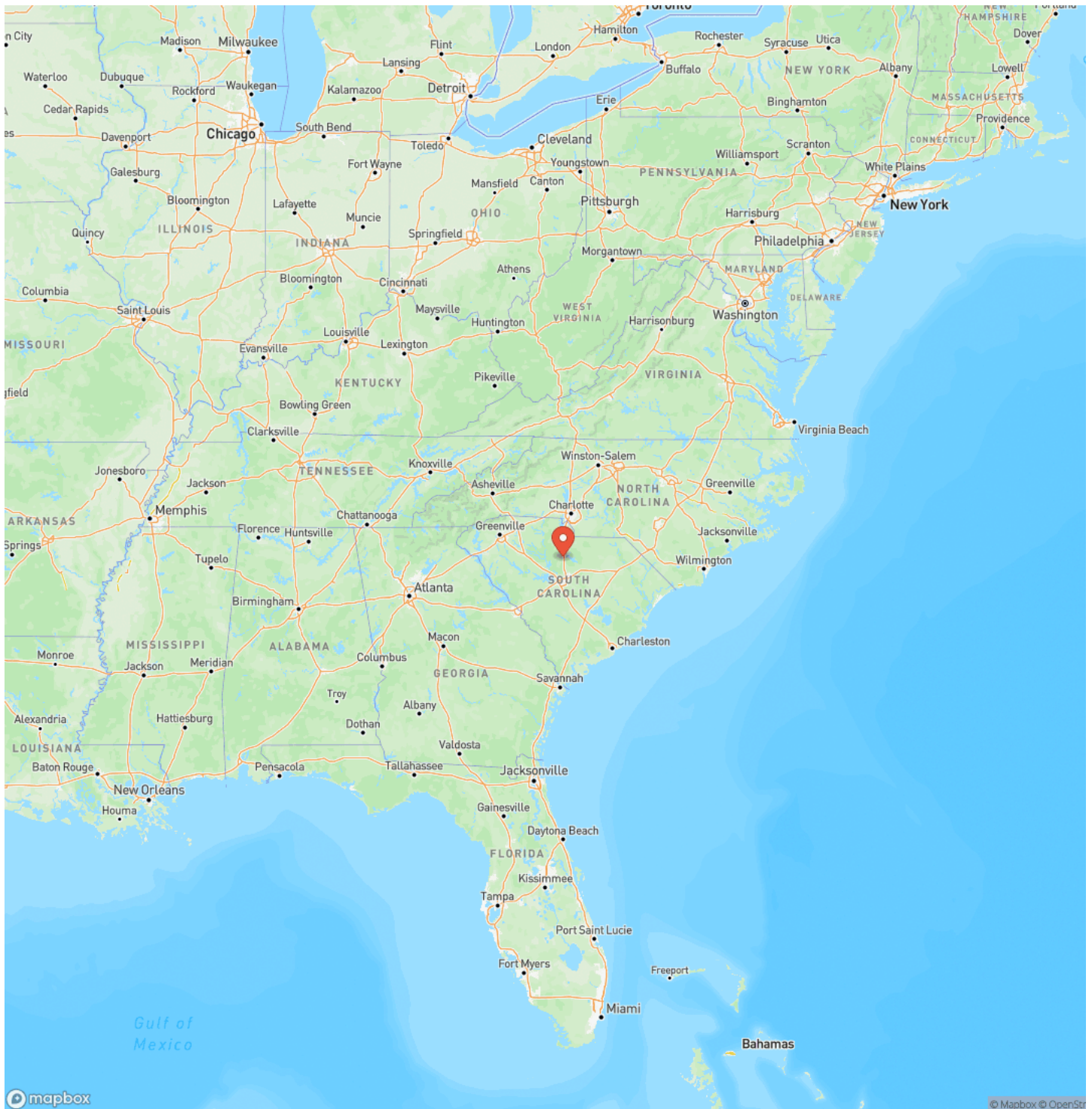
Locator Map



MORE INFO ONLINE:

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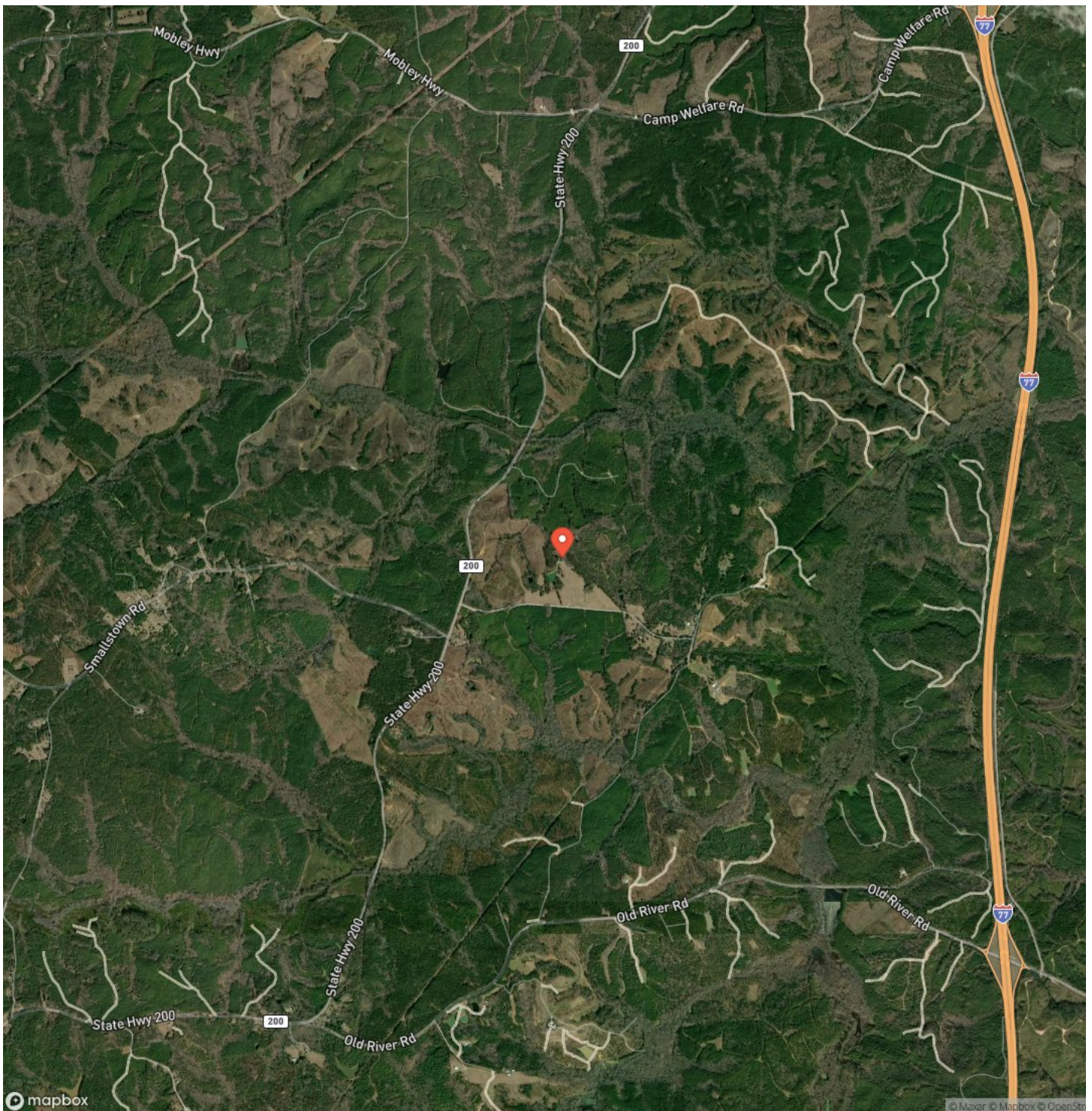
Locator Map



MORE INFO ONLINE:

<https://scacres.com/>

Satellite Map



MORE INFO ONLINE:

<https://scacres.com/>

Berry Tract

Winnsboro, SC / Fairfield County

LISTING REPRESENTATIVE

For more information contact:



Representative

Russ Brown

Mobile

(803) 718-0911

Office

(803) 337-7405

Email

russ@scacres.com

Address

City / State / Zip

Winnsboro, SC 29180

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Broker and Commission Disclosure: *Commission splits will be at the sole discretion of Brown and Company. Buyer's Agents must be identified upon first contact with the Listing Firm and the Buyer's Agent must be present at the initial property tour to participate in the real estate commission. No land disclosure is available. Buyer or buyer's agent to verify any pertinent information before the completion of any inspection period.*

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