



NEW ZION

GREENWOOD COUNTY, SC

47 +/- ACRES
\$669,750



PROPERTY DESCRIPTION

Located on upper Lake Greenwood, the property boasts over 1,000 ft of waterfront views and over 1,000 ft of paved road frontage along New Zion Road. The landscape consists of newly planted lolblolly established in 2023, with some natural hardwood fingers meandering through the property. Located across the paved road is the private gated community of Eagle Harbor. The area in which this tract is located is private and rural, with very little traffic on New Zion Road. The property would be ideal for multiple private residences or one single-family residence with a large playground in the backyard for hunting deer, turkey, ducks, and fishing opportunities on the lake. Properties of this quality with lake access are rare, and even rarer for sale.

This property is located in a critical habitat area along Lake Greenwood's shoreline and will not be approved for a personal dock.

PROPERTY FEATURES:

- Privacy
- Lakefront
- Upland Soils
- Paved Road Frontage

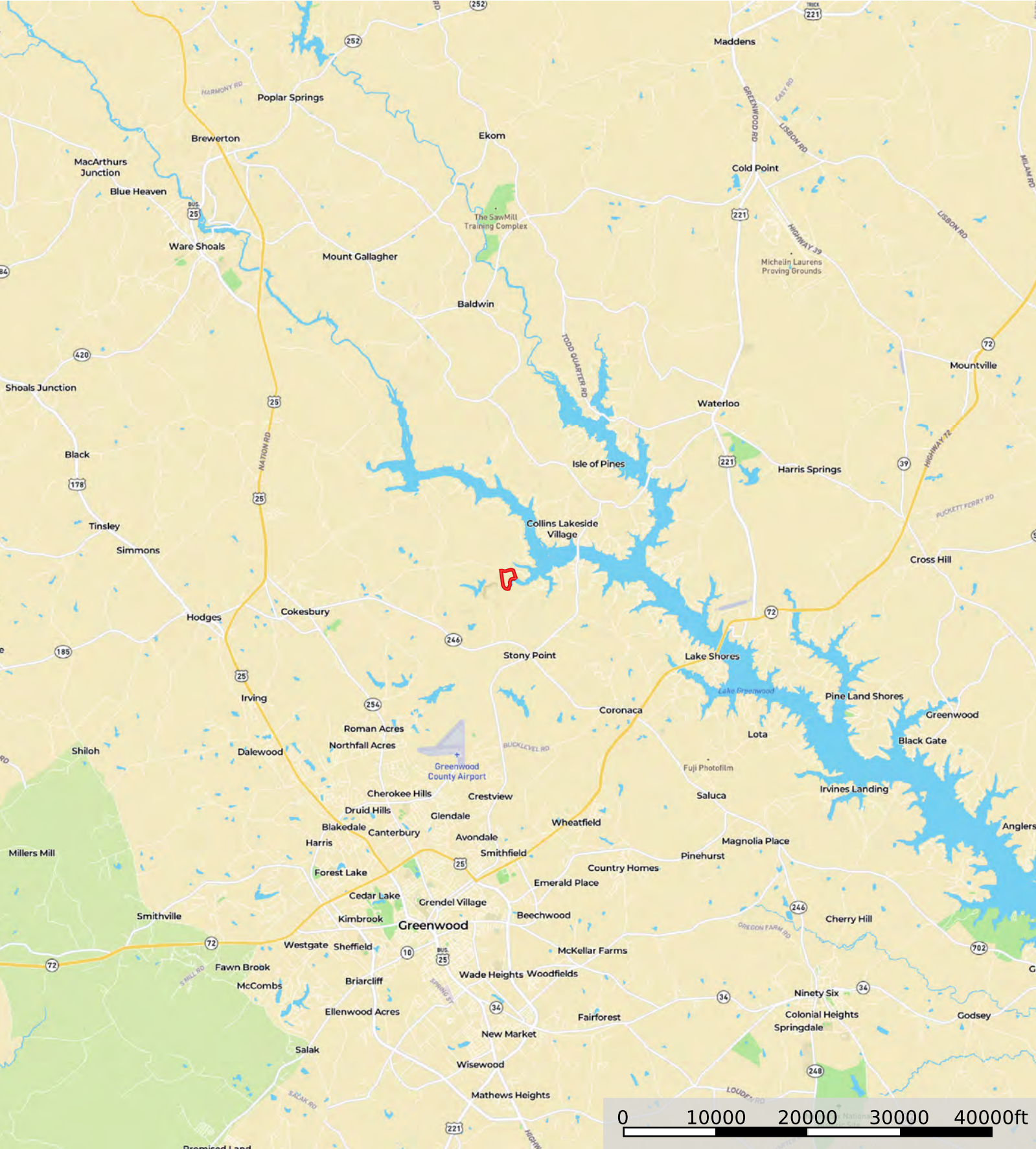
DIRECTIONS:

From Greenwood, take Highway 221 to Coronaca. Take a left onto Highway 246 north, travel for 4.8 miles, and take a slight right onto Ridge Road. Travel Ridge Road for 1.2 miles, then take a right onto New Zion Road. In 1.4 miles, the property will be on the right.

CONTACT

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www.CrosbyLandCo.com



 Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.



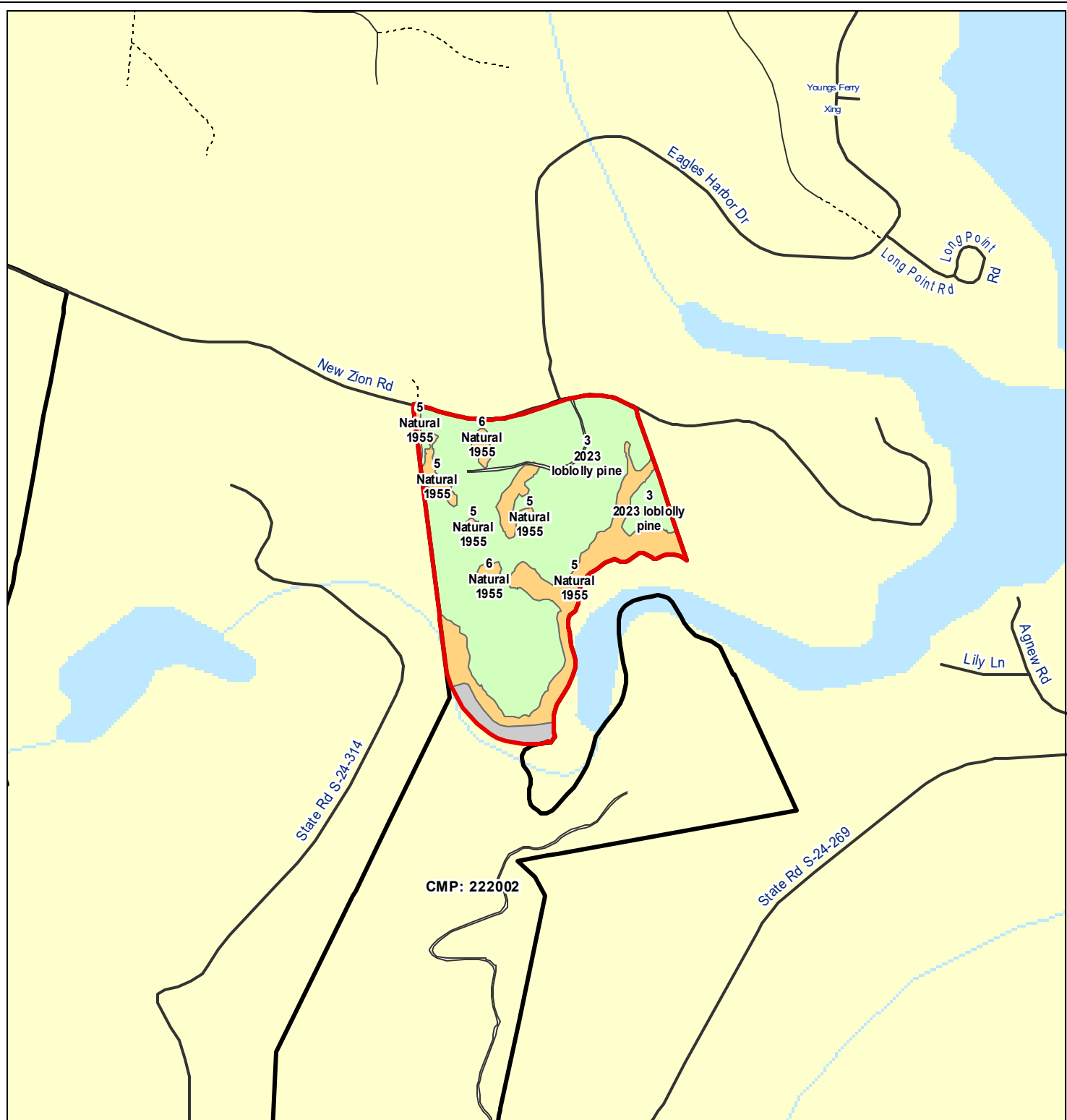
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Sale Area

Plantation Stand Type

Pre Merch 0 - 14

Natural Stand Type

Natural Pine/Hardwood Bottomland

Non-Forest

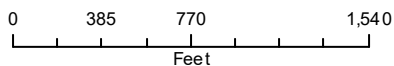
SC Greenwood 222002 - 1

09/30/2025

Greenwood County, SC

LSS Acres (+/-): 47.4

No warranty or guaranty, either expressed or implied, concerning the property depicted on this map is made by the seller. The information contained on this map is believed to be accurate, but is being furnished for informational purposes only and is not to be relied on by others and should be verified.



Land Sale Volume Summary

Resource Unit: Greater Georgia

Broker: Todd Crosby

Parcel: SC Greenwood 222002-1

Entity: Rayonier Forest Resources, LP

County: Greenwood

State: South Carolina

LandClass: Solar-High,
Development-Min, BusDevProject

Acres: 47.4

Estimated Merchantable Timber		
Species Origin	Product Type	Tons
Hardwood	Pulpwood	599.3
	Grade	64.0
Pine : Natural Regeneration	Pulpwood	21.7
	Grade	9.2
		694.2

Data as of 9/30/2025

Premerchtable Timber		
Age	Year of Establishment	Acres
4	2024	34.0
Total		34.0

Land Valuation		
Valuation Category	Acres	Percent of Total Acres
Non-Forest - Roads, etc.	0.7	1.6 %
Non-Forest - Lakes/Ponds	1.5	3.2 %
Premerchtable Plantation	34.0	71.8 %
Non-Plantable	11.1	23.5 %
Total	47.4	