

FOR SALE

RAINBOW FALLS RD.

1065 Rainbow Falls Rd, Graniteville, SC 29860



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0070

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.279.2060

Travis Reed, CCIM
treed@meybohm.com
706.736.0700 x2194

FOR SALE

RAINBOW FALLS RD.



OFFERING SUMMARY

Sale Price:	\$25,000
Lot Size:	1.06 Acres
Price / Acre:	\$23,585

PROPERTY HIGHLIGHTS

- Large 1 acre Homesite
- Perfect for conventional or modular home
- Very nice land - level, mostly clear
- Ideal for homeowner to have all they want around their new home
- Wonderful location near North Augusta and Graniteville

PROPERTY OVERVIEW

Large homesite in a great convenient and quiet location near North Augusta! Over an acre lot is ideal for building a home on your own land. Plenty of room for a beautiful yard, shop, pool, everything you might like to have with your new home. At \$25,000, this is below what you would pay for a small lot in a neighborhood - so if you want the room to create your own place with more space, privacy, the best of country living with town convenience, then this is a great option. We also have builders who can help you if you'd like to begin planning your new home.

LOCATION OVERVIEW

Rainbow Falls Rd between Hwy 25 and Ascauga Lake Rd - 5 minutes from I-20 at Exit 5 in the growing Sweetwater area near North Augusta. Also convenient to Aiken and Augusta. 15 minutes from Wheeler Rd and Bobby Jones in West Augusta. 15 minutes from downtown Augusta. 5 minutes from Exit 11, Bridgestone and Sage Mill.

MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0070

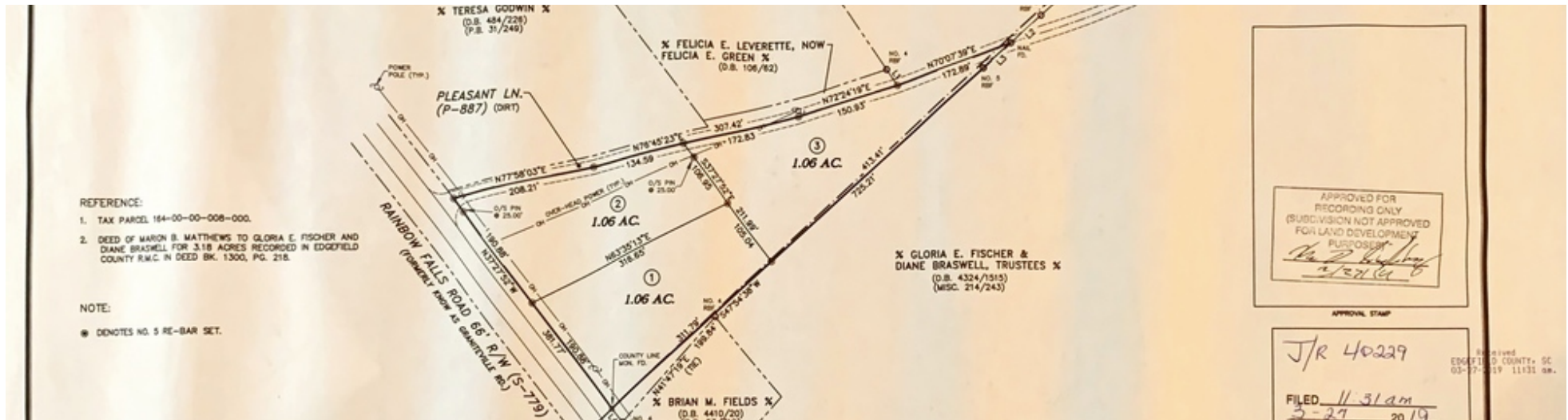
Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.279.2060

Travis Reed, CCIM
treed@meybohm.com
706.736.0700 x2194

FOR SALE

RAINBOW FALLS RD.



Status	Lot #	Size (AC)	Parcel #	Price/Acre	Sale Price
Available	Lot 1	1.06	164-00-00-026	\$23,584	\$25,000
Available	Lot 2	1.06	164-00-00-027	\$23,584	\$25,000

MeybohmCommercial.com
 3519 Wheeler Road, Augusta, GA 30909
 706.736.0070

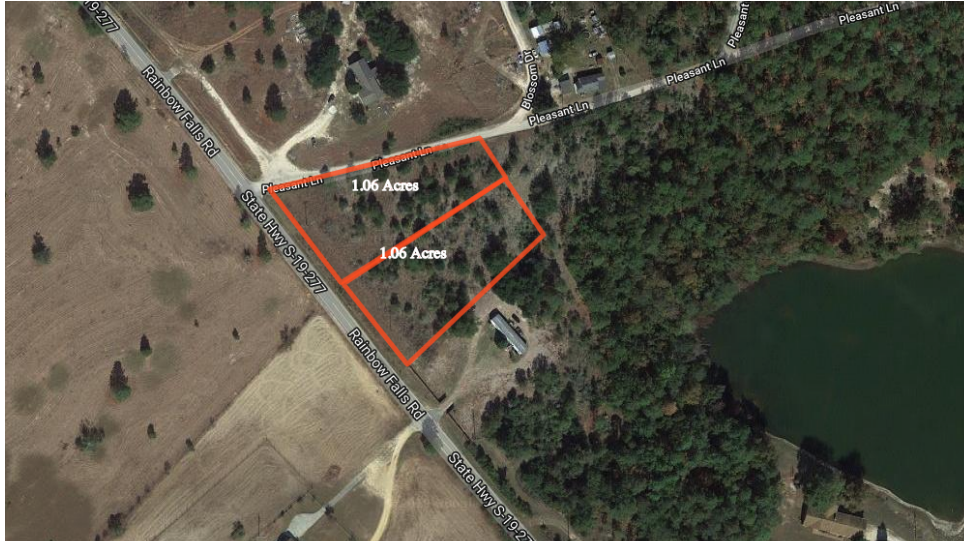
Meybohm
 COMMERCIAL

Joel Presley
 jpresley@meybohm.com
 803.279.2060

Travis Reed, CCIM
 treed@meybohm.com
 706.736.0700 x2194

FOR SALE

RAINBOW FALLS RD.



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0070

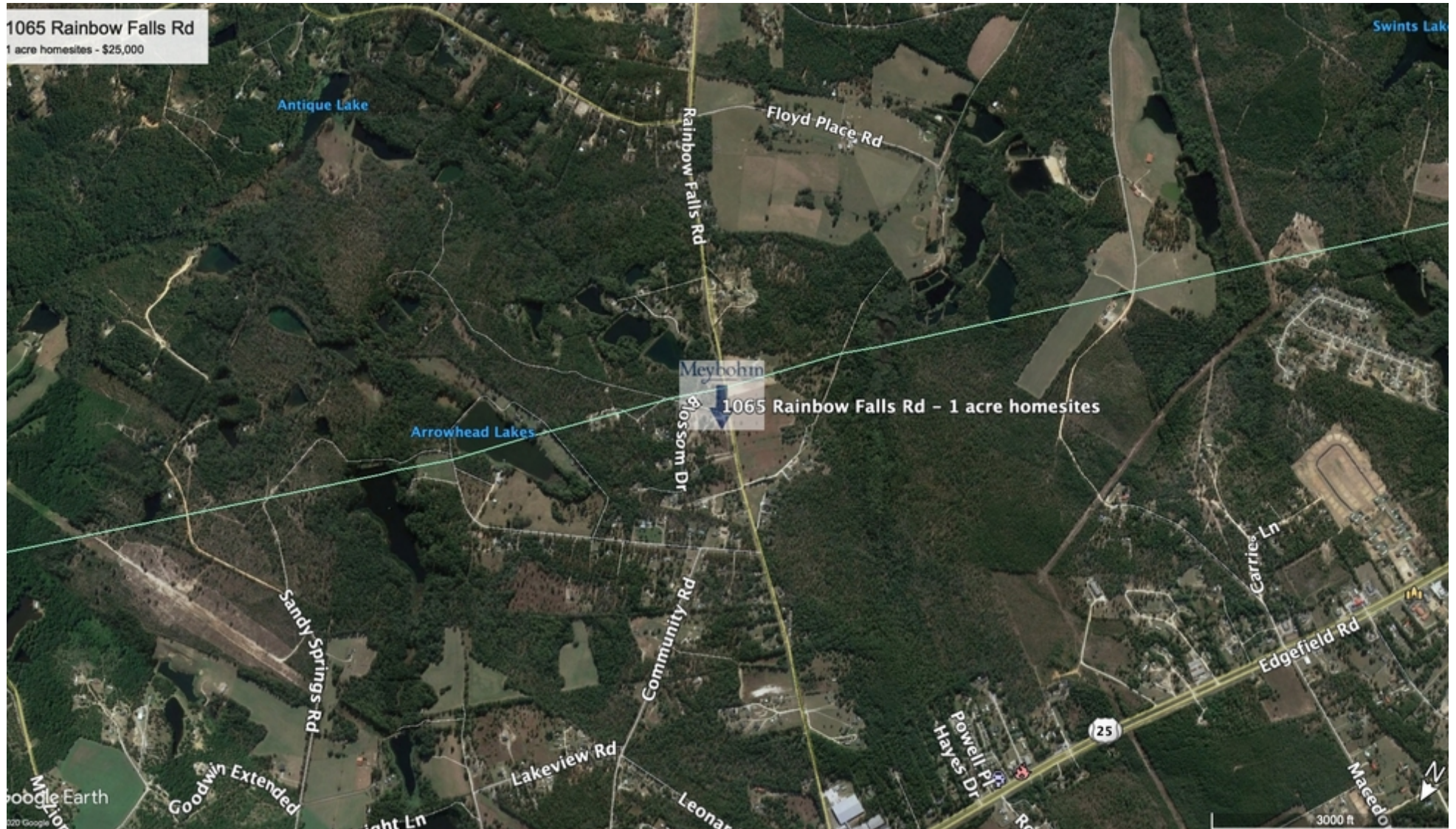
Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.279.2060

Travis Reed, CCIM
treed@meybohm.com
706.736.0700 x2194

FOR SALE

RAINBOW FALLS RD.



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0070

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.279.2060

Travis Reed, CCIM
treed@meybohm.com
706.736.0700 x2194

STATE OF SOUTH CAROLINA

RESTRICTIVE COVENANTS

COUNTY OF AIKEN

KNOW ALL MEN BY THESE PRESENTS, that Gloria Fischer and Diane Braswell do hereby place upon, impose and declare restrictive covenants upon the following described property:

All those pieces, parcels or lots of land with the improvements thereon situate, lying and being in Edgefield County, South Carolina being shown as LOTS 1 and 2 each containing 1.06 acres shown on a plat by John M. Bailey, RLS dated March 18, 2019 and recorded herewith in the Edgefield County Clerk of Court's Office in **Judgment Roll** 40229 _____. For a more specific description, reference should be made to the aforesaid plot which is made a part and parcel hereof.

Said restrictions are to attach to and run with the land and be binding upon all future grantees of the above tracts, their heirs and assigns. The restrictions for both lots are as follows:

1. Lots are for residential use only.
2. Lots may not be subdivided.
3. Only one residential unit with an additional mother in law type cottage or garage apartment shall be allowed. Plans for improvements, including but not limited to buildings, fences, landscaping, driveways and any other improvements must be approved by Gloria Fischer and Diane Braswell prior to construction.
4. At the time of initial placement no mobile, manufactured or modular home older than 5 years will be allowed.
5. All mobile, manufactured or modular homes must be placed upon a permanent foundation with tongues and axles removed and mobile home title retired through the SC DMV. All units must be skirted/underpinned in a permanent attractive manner with brick, stone or stucco.
6. No single wide homes will be allowed.
7. A front set back from Rainbow Falls Road must be at least 75 feet. Side and rear setbacks must be 15 feet.
8. No offensive activities shall be allowed on any lot. No abandoned, non-current tagged or unregistered vehicles shall be allowed on any lot. Lot must be properly maintained with grass and landscaping being regularly maintained. Dumping or storing of trash or allowing the lot to become overgrown and unsightly shall not be allowed.

201900002359 EXEMPT
Filed for Record in
EDGEFIELD COUNTY, SC
CHARLES L. REEL, CLERK OF COURT
07-02-2019 At 10:38 AM
REST OF COV 10.00
OR Book 1744 Page 138 - 139

- 9. Only domestic pets not to exceed three in number shall be allowed on each lot.
- 10. Restrictions may be enforced by Grantors of the lot or any of their successors in title and can only be amended by the consent of owners of the two lots and the Grantors or their successors.
- 11. Restrictions shall attach to and run with the land and be binding upon all successors in title.
- 12. Lot 3 as shown on the aforesaid plat is not subject to these covenants at this time.

In witness whereof the undersigned have executed the foregoing restrictions this 26th day of June, 2019.

Witness:

[Signature]
[Signature]

[Signature]
Gloria Fischer
[Signature]
Diane Braswell

STATE OF SOUTH CAROLINA
COUNTY OF AIKEN

Personally appeared before me, Gloria Fischer and Diane Braswell who acknowledged that they executed the foregoing restrictive covenants.

Sworn to before me this 26 day of June, 2019.

[Signature]
Notary Public for South Carolina
Expires: 1-15-23

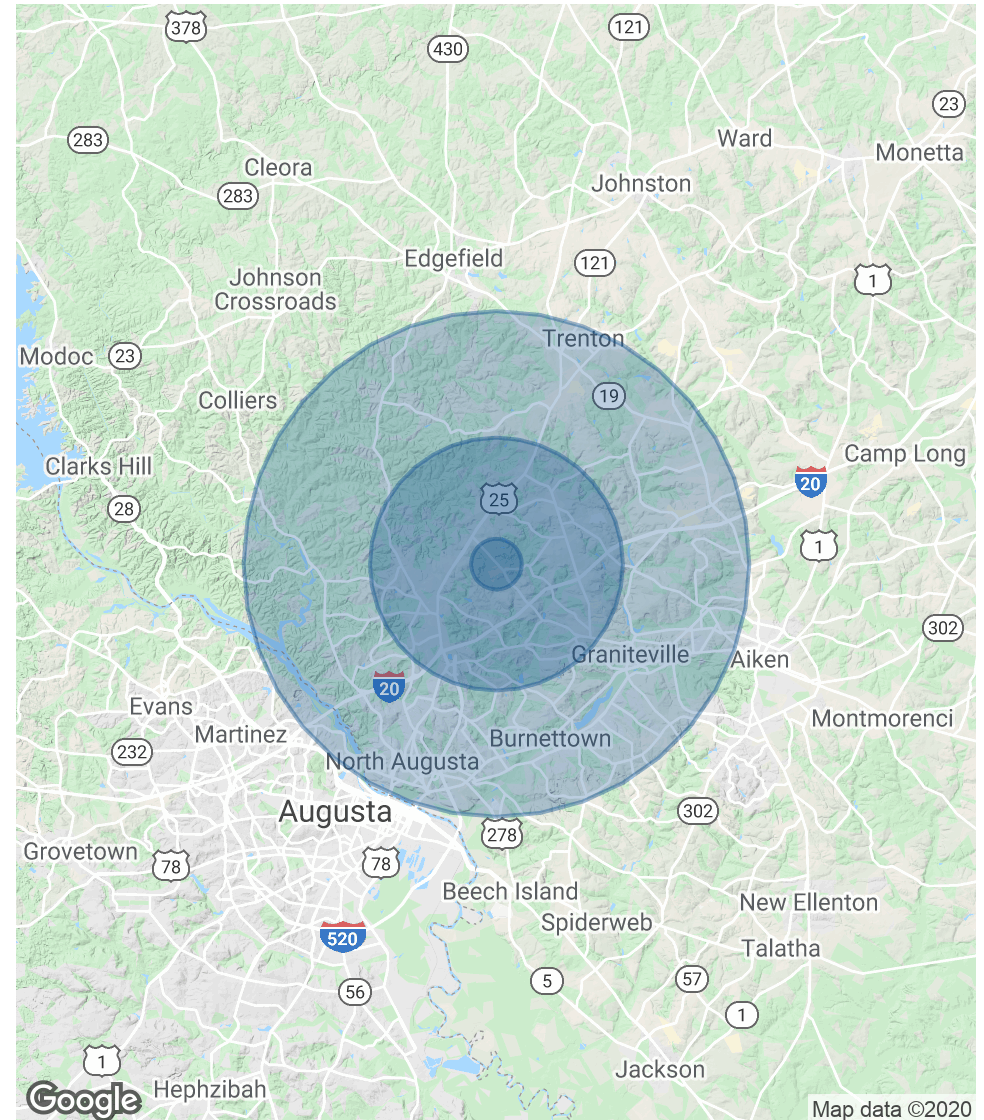
FOR SALE

RAINBOW FALLS RD.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	549	15,668	78,111
Average age	40.7	38.0	38.4
Average age (Male)	40.0	37.4	37.1
Average age (Female)	42.2	39.4	39.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	205	5,639	30,421
# of persons per HH	2.7	2.8	2.6
Average HH income	\$51,457	\$67,855	\$56,972
Average house value		\$164,972	\$135,915

* Demographic data derived from 2010 US Census



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0070

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.279.2060

Travis Reed, CCIM
treed@meybohm.com
706.736.0700 x2194

FOR SALE

RAINBOW FALLS RD.

JOEL PRESLEY



PROFESSIONAL BACKGROUND

Joel is a senior advisor and broker at Meybohm Commercial Properties, working in development and brokerage of land and commercial properties. He is a native of North Augusta, South Carolina. Joel and his wife Tracy have been blessed with four wonderful children - Alexandra, Thomas, Sophia, and Isabelle - and one beautiful granddaughter so far! Joel was graduated from Liberty University in Lynchburg, Virginia with a B.S. in Journalism. After college, he worked for international relief and development agency Samaritan's Purse; and then served for six years as an officer in the United States Air Force. He enjoys helping people, music, good stories, beautiful land, traveling and adventures with his family. He is an active member of First Presbyterian Church in Augusta, a board member of Ithaka Fellowship, a founding committee member of Logos Classical Academy in Augusta, and supports stewardship organizations like Tall Timbers in Georgia's amazing Red Hills Region, the Central Savannah River Land Trust, and the Valley Conservation Council.

T 803.279.2060

jpresley@meybohm.com

TRAVIS REED, CCIM



PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

T 706.736.0700 x2194

treed@meybohm.com

MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0070

Meybohm
COMMERCIAL

Joel Presley
jpresley@meybohm.com
803.279.2060

Travis Reed, CCIM
treed@meybohm.com
706.736.0700 x2194