

FOR SALE

72 ACRES @ CHRISTIAN RD & IRON BRIDGE RD

Christian Road, McCormick, SC 29835



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

72 ACRES @ CHRISTIAN RD & IRON BRIDGE RD



OFFERING SUMMARY

Sale Price:	\$205,000
Lot Size:	72.06 Acres
Price / Acre:	\$2,845

PROPERTY HIGHLIGHTS

- Planted Pines
- Creek Frontage
- Natural Hardwoods
- Road Frontage

PROPERTY OVERVIEW

Located off of Christian Rd in McCormick Sc, this pretty tract is perfect for recreation. This tract consists of 72 acres planted pines and natural hardwoods throughout. The entire back property line is Beautiful Steven Creek. This piece is a great place to spend weekends fishing and hunting as well as enjoying the great outdoors. Being one of three pieces of land for sale all right beside each other, you can own a piece or all three. The property is a short drive from historic McCormick, SC with great restaurants and entertainment. Don't miss out on a chance to see it, give me a call to set up a showing.

LOCATION OVERVIEW

The property is located off of Christian Road just outside of McCormick, SC.

MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

72 ACRES @ CHRISTIAN RD & IRON BRIDGE RD



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

72 ACRES @ CHRISTIAN RD & IRON BRIDGE RD



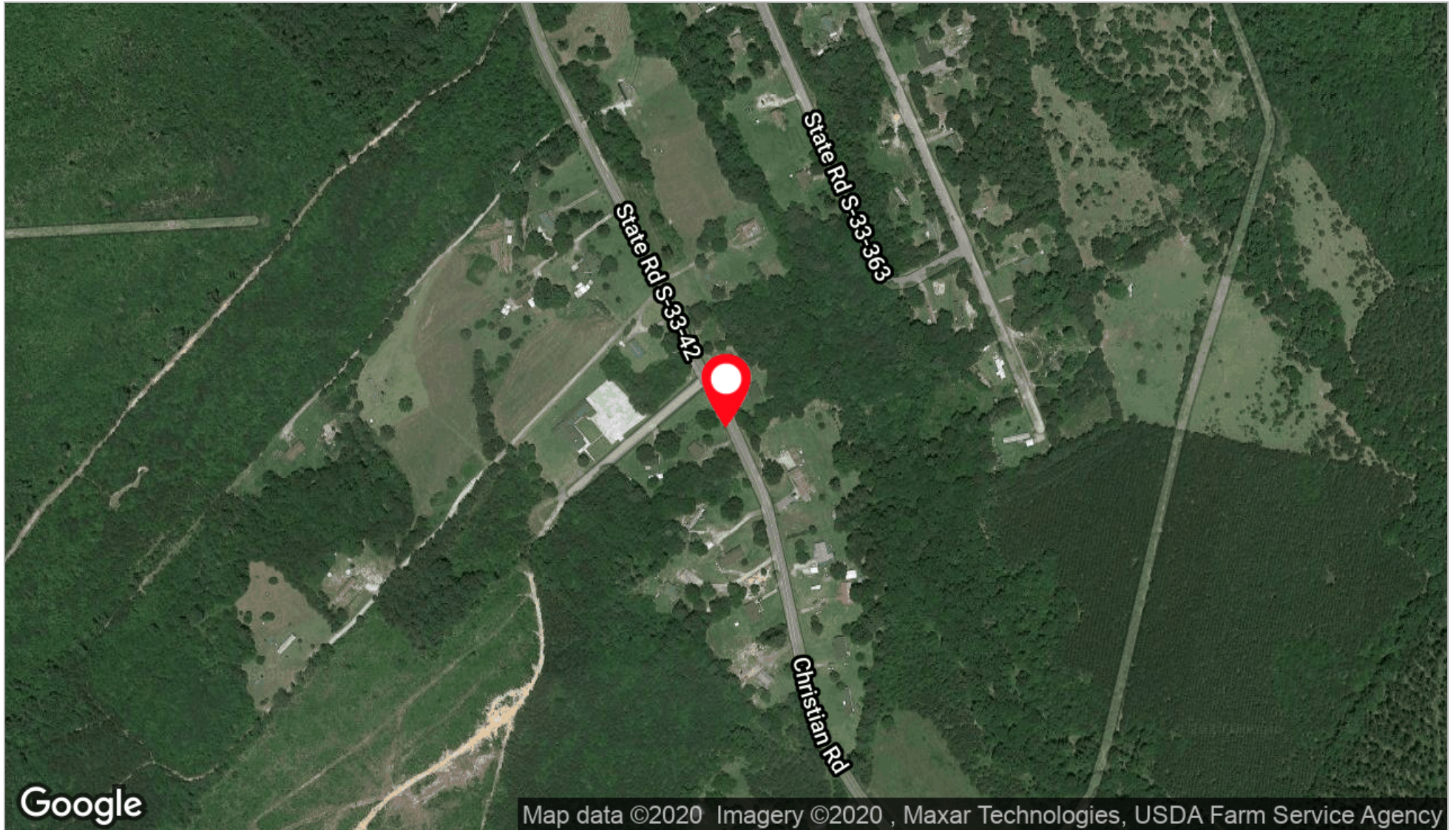
MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

72 ACRES @ CHRISTIAN RD & IRON BRIDGE RD



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

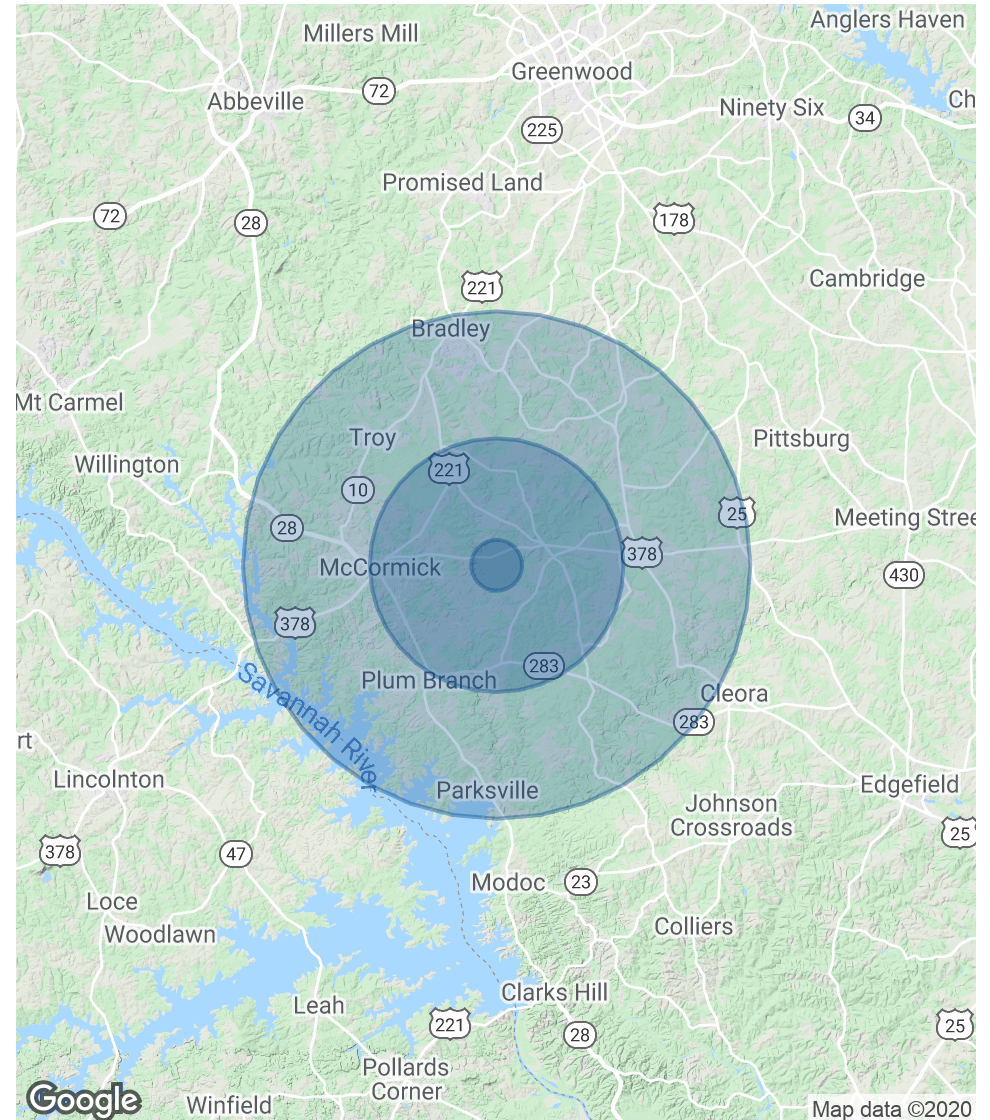
FOR SALE

72 ACRES @ CHRISTIAN RD & IRON BRIDGE RD

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	143	3,280	9,892
Average age	44.7	44.6	44.1
Average age (Male)	40.8	41.0	41.7
Average age (Female)	49.7	49.2	47.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	52	1,202	3,666
# of persons per HH	2.8	2.7	2.7
Average HH income	\$36,781	\$38,482	\$44,160
Average house value		\$155,508	\$140,795

* Demographic data derived from 2010 US Census



MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

FOR SALE

72 ACRES @ CHRISTIAN RD & IRON BRIDGE RD

COLE TOWNSEND



PROFESSIONAL BACKGROUND

Cole was raised in the North Georgia area in the great city of Dalton. He went to college at Georgia Southern University. After completing his undergrad in the Parker School of Business he moved to Waynesboro, Ga to begin his real estate career. Now experienced with small & large acreage tracts he moved to Augusta in 2019 and continued to work and learn about the real estate market around him. Cole accepted an agent role with Meybohm Commercial in 2020. He enjoys golf, fishing and anything outdoors with his family and friends in his free time.

T 706.736.0700 x2220
ctownsend@meybohm.com
GA #387056
SC #108694

MeybohmCommercial.com
3519 Wheeler Road, Augusta, GA 30909
706.736.0700

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220