

FOR SALE

14.08 ACRES ON HARMONY ROAD

Harmony Road, Plum Branch, SC 29845



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

Meybohm
COMMERCIAL

Cole Townsend
ctownsend@meybohm.com
706.736.0700 x2220

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OFFERING SUMMARY

Sale Price:	\$40,000
Lot Size:	14.08 Acres
Price / Acre:	\$2,841
Zoning:	AG

PROPERTY HIGHLIGHTS

- Planted Pines
- Great Road Frontage
- borders WMA
- Excellent Recreational Tract
- Deer & Turkeys

PROPERTY OVERVIEW

This 14 acre tract sits right off of Harmony Road in Plum Branch, SC. With great road frontage and sitting right on the edge of an awesome WMA. Owning this property would give you perfect access onto the WMA while having your own private entrance. With a mixture of planted pines and some natural hardwoods, it is excellent for wildlife. Deer and turkey travel this property in and around the WMA. Don't miss out on this unique buy. Give me a call today to set up a showing.

LOCATION OVERVIEW

Located off of Harmony Road in Plum Branch, SC

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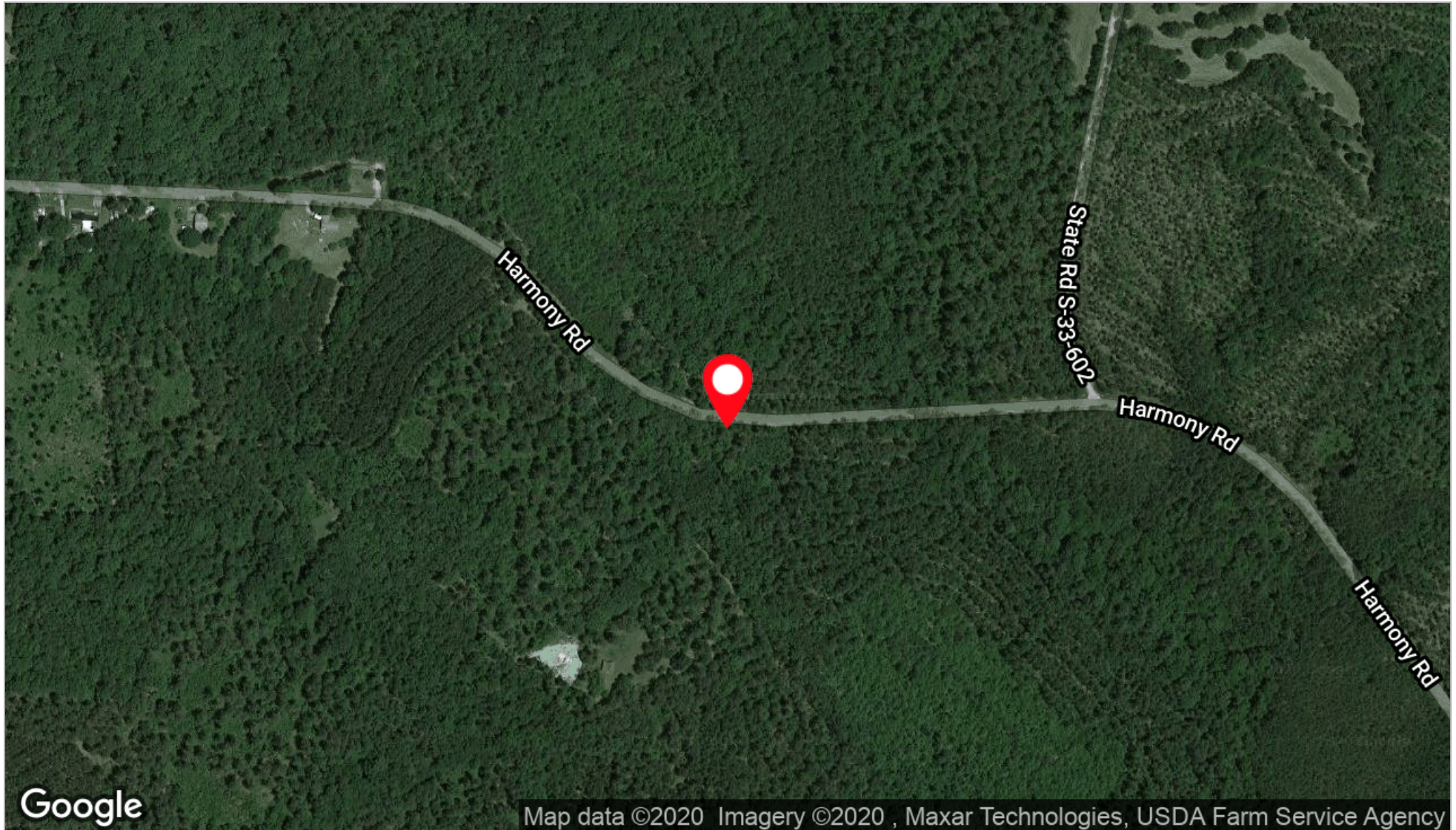
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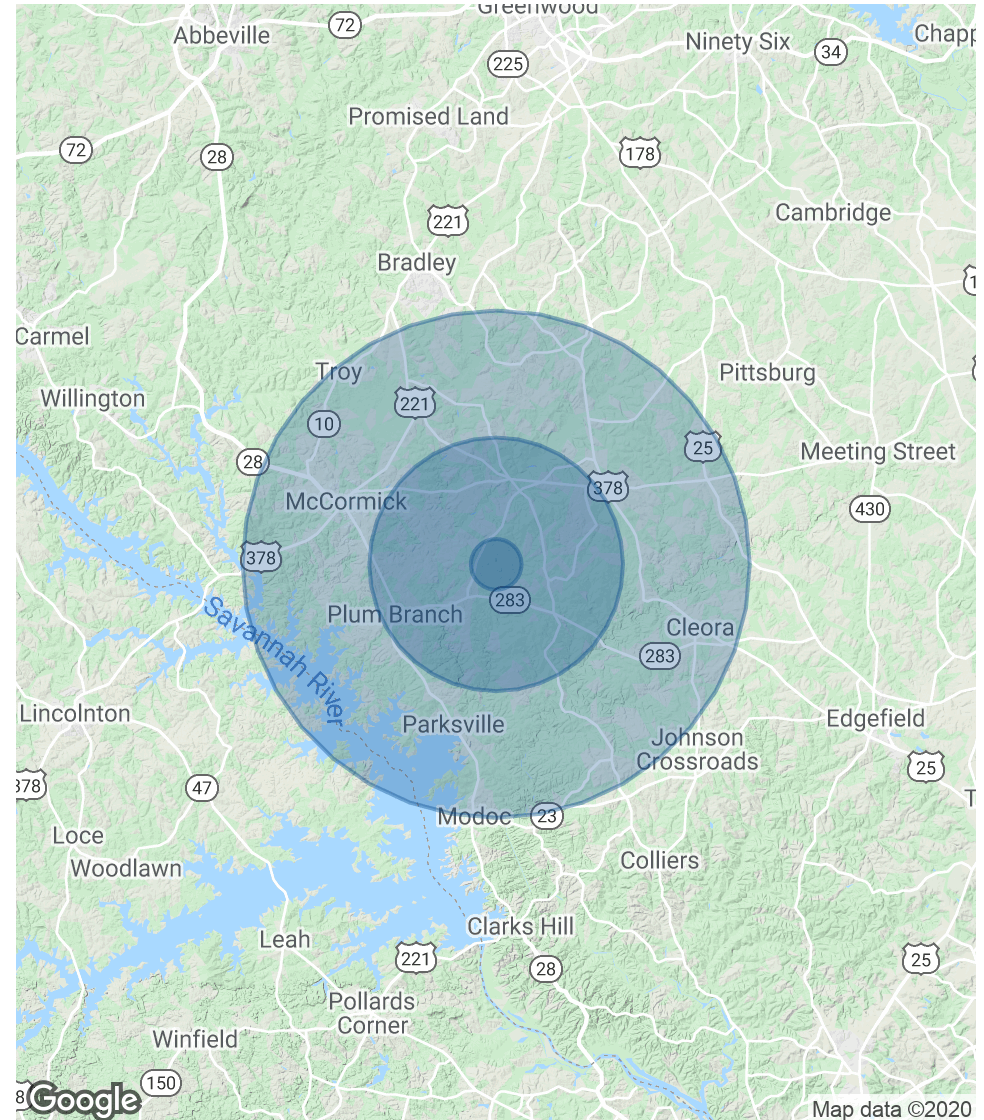
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	143	2,511	8,937
Average age	44.7	44.9	44.6
Average age (Male)	40.8	42.3	42.6
Average age (Female)	49.7	47.9	46.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	52	953	3,423
# of persons per HH	2.8	2.6	2.6
Average HH income	\$36,781	\$44,590	\$44,965
Average house value		\$158,705	\$153,468

* Demographic data derived from 2010 US Census



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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.

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