


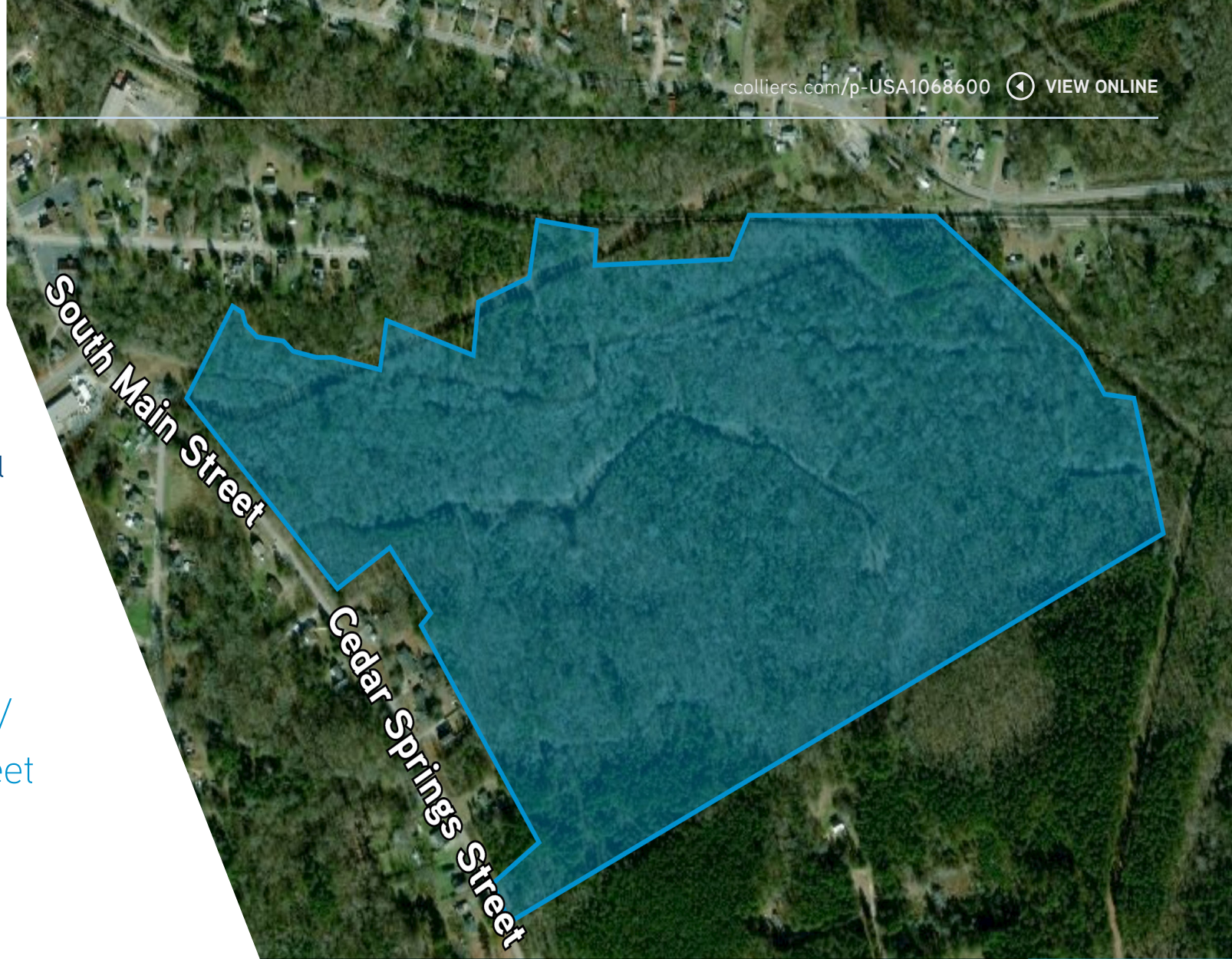
FOR SALE

colliers.com/p-USA1068600  VIEW ONLINE

±115 acres

Recreational / Residential
SUBDIVIDABLE

South Main Street /
Cedar Springs Street
Abbeville, SC



Colliers International
1301 Gervais Street | Suite 600
Columbia, SC 29201
P: 803 254 2300

Ryan McCue
Brokerage Associate
803 401 4273 DIRECT
ryan.mccue@colliers.com



PROPERTY FEATURES

Land use:	Agriculture, Recreational, Residential
Acreage:	±115 acres Subdividable into ±30-acre tracts
Tax map #:	Abbeville County 122-00-00-030
Utilities:	Power, water and sewer available
Price:	±30-acre tracts: \$2,750/acre ±115 acres: \$2,550/acre

THE LOCATION

The property is located in Abbeville County and the Greenwood submarket of the Greenville-Spartanburg-Anderson, SC MSA. The site is ±3.0 miles to SC-Highways 28 and 72 and is approximately 5 minutes from downtown Abbeville and less than 30 minutes from Greenwood.

THE LAND

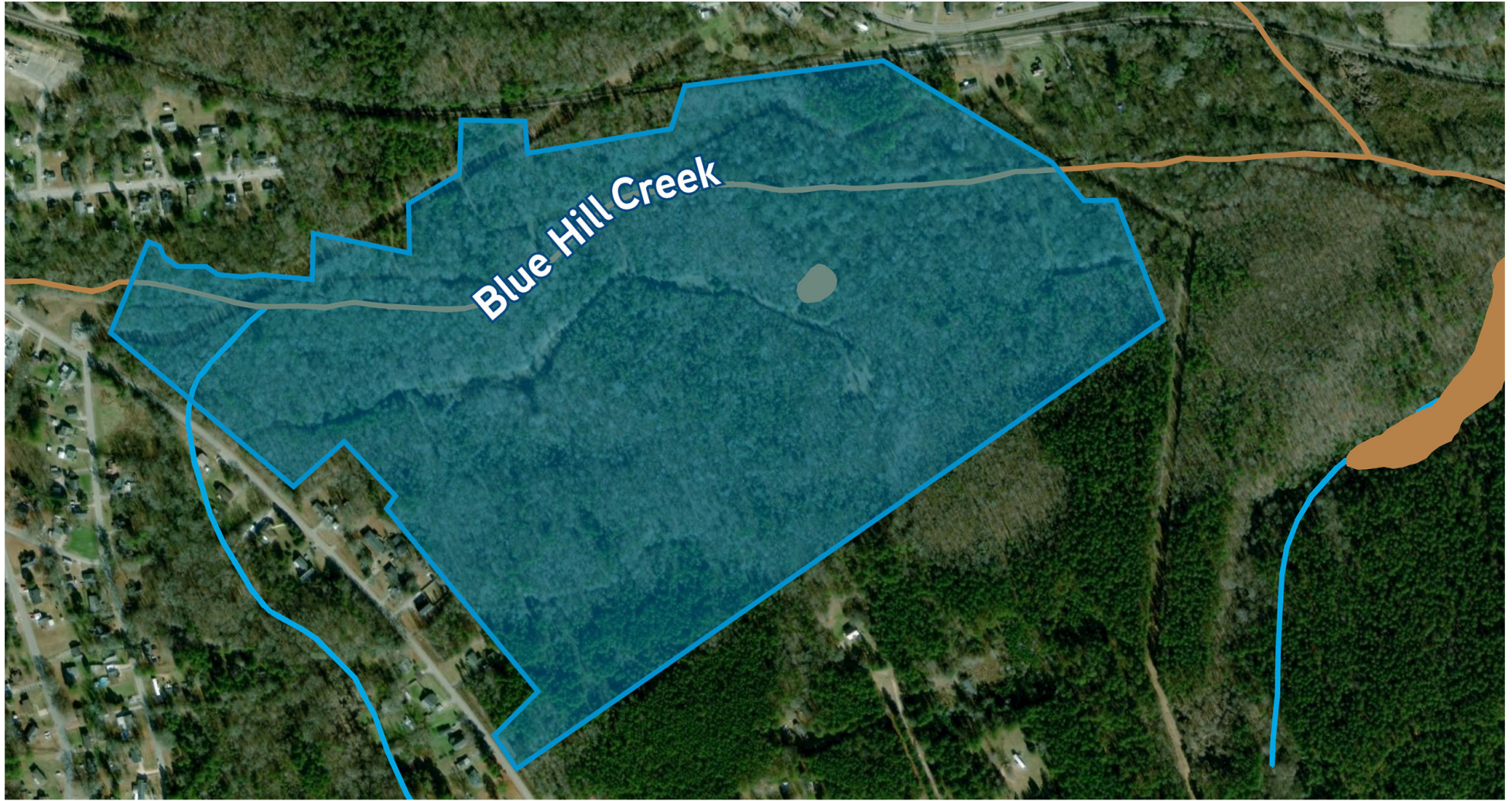
The property is comprised of approximately 115 acres and is subdividable into ±30-acre tracts. It features ample road frontage, a road that traverses the property leading to a potential home site and Blue Hill Creek which runs the entire length of the parcel. These elements create an idyllic scene and offer support for various forms of wildlife. Additionally, the tract is comprised of a variety of hardwood and softwood species, from osage orange to cedar and many in between.

\$293,250
SALES PRICE

PROPERTY PHOTOS



WETLANDS MAP



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