



FOR SALE

200-AC EDGEFIELD COUNTY HOMESITE LAND WITH POND

00 Harling Rd., Edgefield , SC 29824

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Meybohm
COMMERCIAL

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$28,600 - \$190,125
Lot Size:	200 Acres
Price / Acre:	\$2,507

PROPERTY HIGHLIGHTS

- 2-acre Pond
- Secluded Access via Dirt Road
- Various Configurations for use as Homesite or Recreational

PROPERTY OVERVIEW

Meybohm Commercial is pleased to present this gently rolling 200-acre tract located in northern Edgefield County near the Saluda County line. With a variety of possible tract configurations, just enough timber remaining to maintain its beautiful aesthetic, and many potential cleared homesite locations, this property is a great opportunity to own a piece of tranquil Edgefield County living. The property features an approximately 2 acre pond and is being offered as a whole or as individual tracts. The property has the potential for use as several homesite tracts, or use as a secluded recreational tract(s). Harling Rd. is rarely accessed, which makes for very secluded and private tract. Surrounding uses include several homes along Highway 378, several planted timber tracts, and agricultural acreage. Additionally, there are several small homesite lots occupied with homes along Highway 378 as well.

LOCATION OVERVIEW

Located off of Harling Road (dirt road). in rural Edgefield County, SC between Greenwood and Saluda just off of Hwy 378.

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LAND LOTS



Lot #	Size (AC)	Price/Acre	Sale Price
1	80.7	\$2,250	\$181,575
2	84.5	\$2,250	\$190,125
3	28.1	\$3,600	\$101,160
4	10.4	\$2,750	\$28,600

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ADDITIONAL PHOTOS



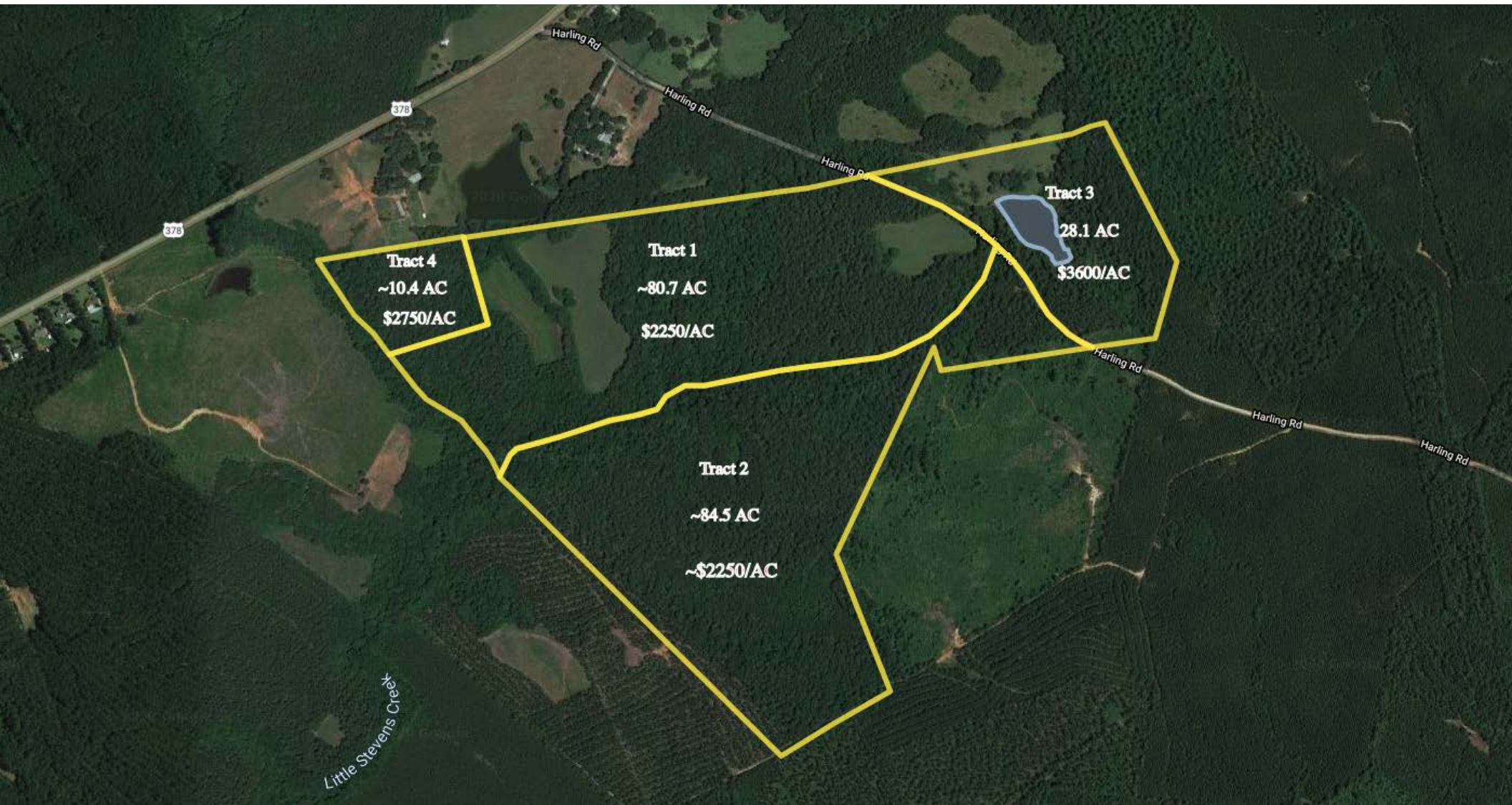
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ADDITIONAL PHOTOS



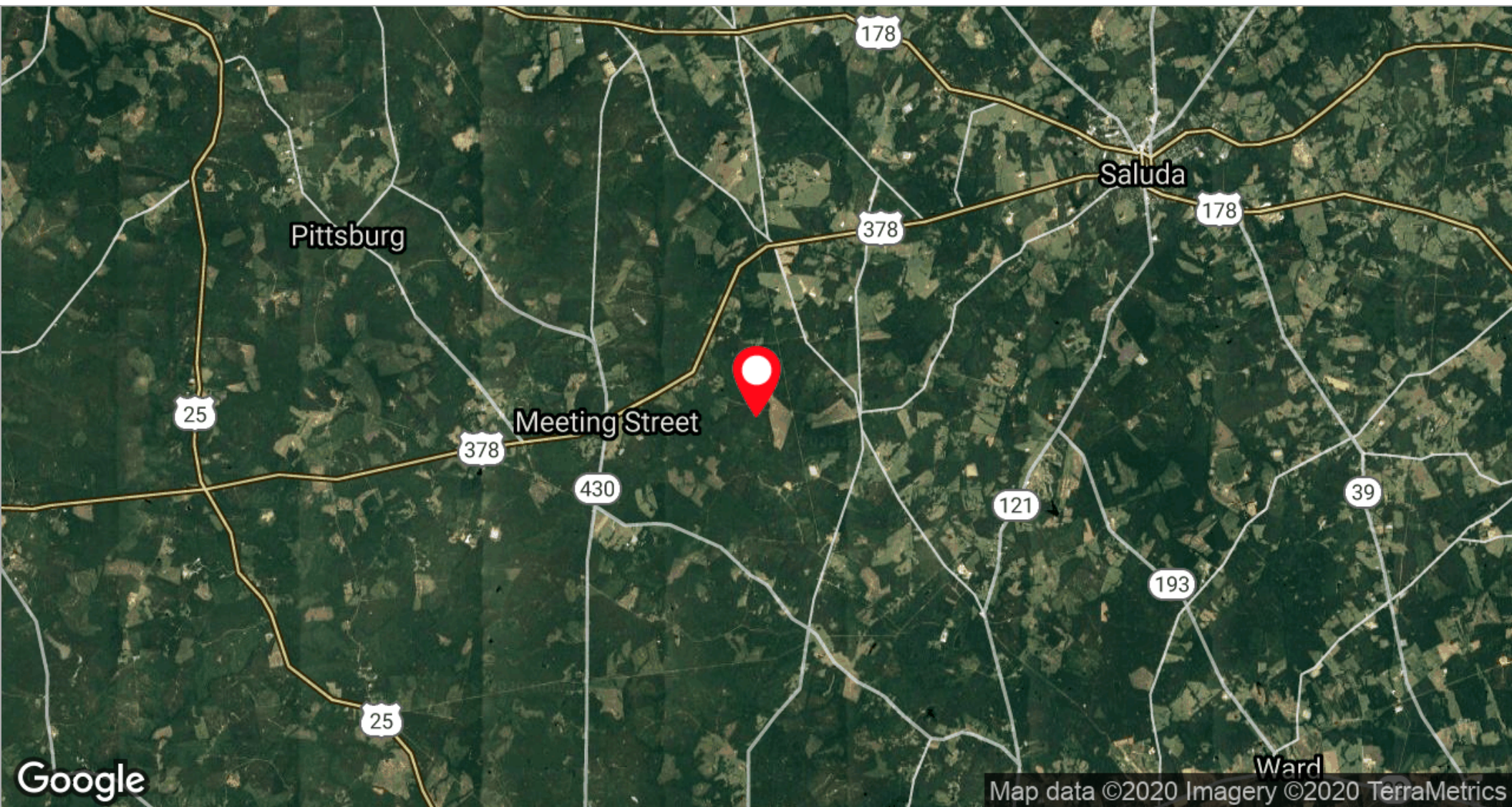
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ADDITIONAL PHOTOS



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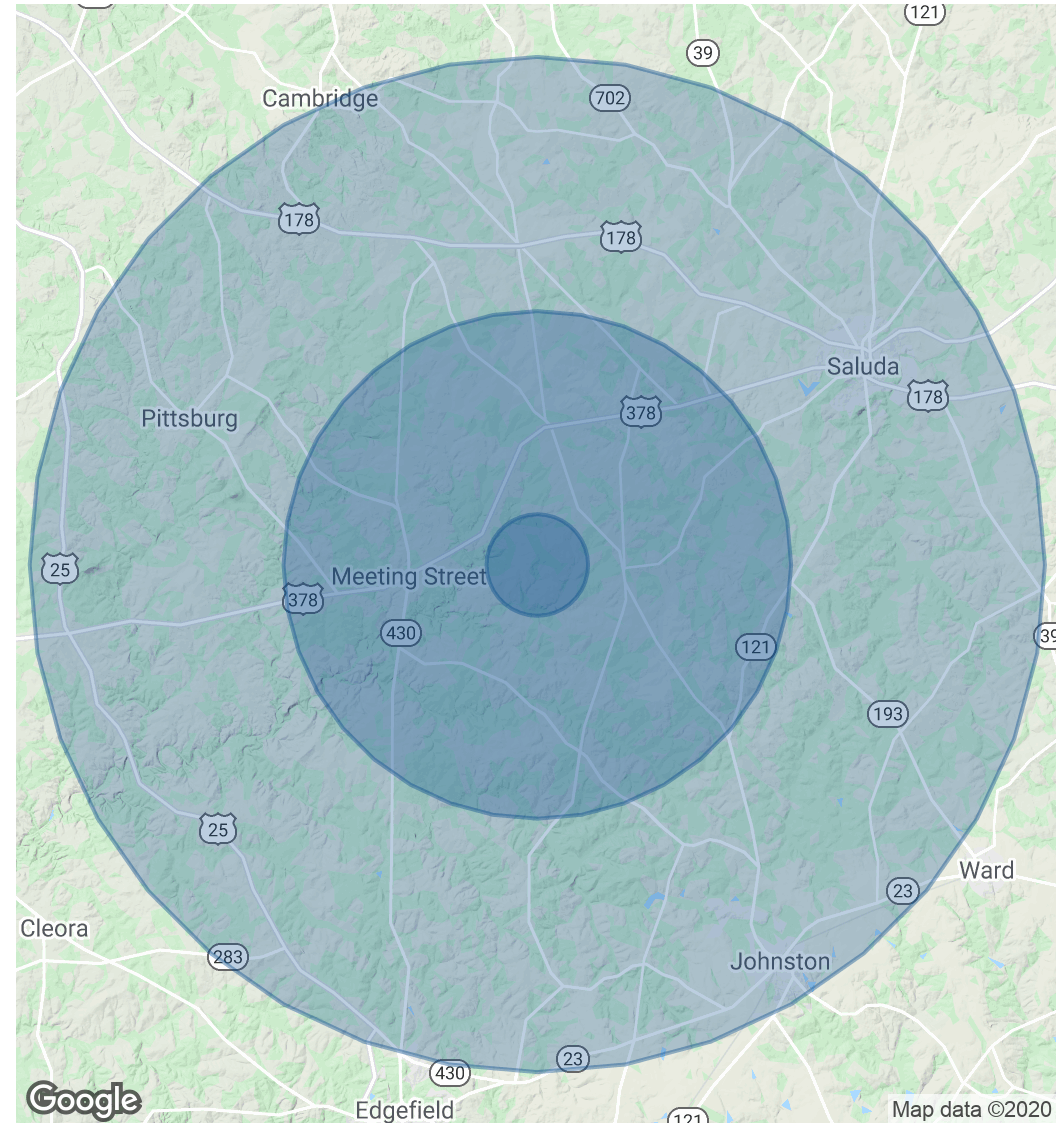
LOCATION MAPS



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	160	4,040	15,398
Average age	42.0	41.7	40.9
Average age (Male)	36.0	35.7	36.2
Average age (Female)	45.8	45.3	44.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	49	1,258	4,969
# of persons per HH	3.3	3.2	3.1
Average HH income	\$50,997	\$50,006	\$48,342
Average house value			\$132,462

* Demographic data derived from 2010 US Census



TEAM PAGE

JOHN ECKLEY, MBA, CIVIL ENG.



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PROFESSIONAL BACKGROUND

John serves as an Industrial and Office Advisor as a part of the greater specialized Meybohm Commercial team, which aims to be a holistic real estate solution for clients simultaneously seeking asset-class-focused expertise and attention to their greater investment horizon. Consultative, client-focused and analytical, John has his MBA and comes from a civil engineering background, has previous experience providing consultation and marketing services to small businesses, and managing a team of training experts in the medical field. John has a passion for downtown Augusta having built the first new home in the Olde Town neighborhood in several generations. John is a member and Deacon at First Presbyterian Church with his wife, two sons and daughter, where they have resided for the past eight years. He serves as treasurer of the Olde Town Neighborhood Association, is a member of the Heritage Academy Junior Board, and serves on the board of directors for Saving Grace in Uganda, a street children's ministry in East Africa.

JONATHAN ACEVES, CCIM, MBA



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PROFESSIONAL BACKGROUND

Jonathan serves as a commercial sales and leasing agent with Meybohm Commercial. Originally licensed in 2005, Jonathan specializes in downtown development, multifamily brokerage, land site selection and development, and business analysis. Jonathan served as the Administrator of Christ Community Health Services years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He earned his BBA and MBA from Augusta University. Jonathan lives downtown in the Olde Town neighborhood with his wife and five children. He has lived in Augusta for over 23 years, has served as a deacon at First Presbyterian Church, and is an active part of the Olde Town Neighborhood Association.

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