

# 45.83± Acres

Garrison Road Anderson, SC 29625

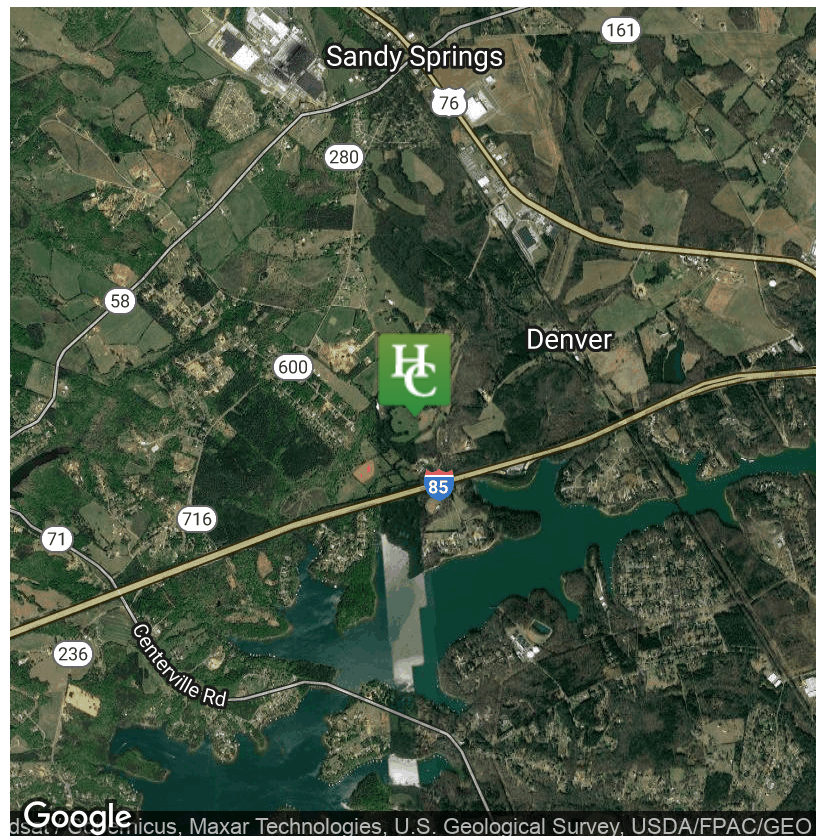


## PRICE REDUCED: \$599,000.00



## Garrison Road Farm

- Anderson County Tax Map #s 660011017 & 660011005 (a portion of)
- REDUCED Asking Price: \$599,000 from original price of \$630,162.00
- Price/Acre: \$13,070
- 20± Acres of fields in current cultivation
- 23± Acres of Hardwoods
- 2± Acre pond
- Steel Creek runs through the property for 0.5+/- miles
- Excellent home sites
- Subdivision Potential
- City Water (Sandy Springs)
- Less than 0.25 miles from I-85 and Lake Hartwell
- 20 minutes from Anderson/30 minutes from Greenville
- For more information, visit our website: <http://www.huffcreekproperties.com/listings/153/garrison-road>



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# Property Description

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## Property Overview

The diversity of this very attractive farm sets it apart from other tracts. An almost equal split of very well manicured fields and hardwoods is complemented by a two acre pond and half a mile of Steel Creek running through the property. These features offer the total package in terms of wildlife habitat (planted fields, thick bottom areas, upland hardwoods, & excellent water sources) and the hunting opportunities on the property are as good as you will find on a parcel this size. A power line runs for over 300 yards through the middle of the pasture and implementing a dove field would be an ideal use for the wing shooting enthusiast. The property is located 20 minutes from downtown Anderson, 30 minutes from downtown Greenville, and less than 1/4 mile as the crow flies from I-85 and Lake Hartwell. The property also offers great potential for lot subdivision with access to public water.



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# Property Photographs

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