

39.705+/- Acres

Hwy 901 - Edgeland Road, Richburg

Chester County, SC



Southeastern Land Brokerage, LLC
South Carolina - North Carolina - Georgia - Arkansas

O. Max Nelson, Broker
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1224 Pickens Street #200
Columbia SC 29201
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Property Summary – Chester County, South Carolina

Asking Price:	\$1,191,150.00
Address:	Edgeland Road - County Hwy 901
Road Frontage:	708.83 ft
TMS #:	124-00-00-038
Property Type:	Acreage – Residential Development Potential
Tax District:	03
Zoning:	Rural
Public Sewer:	Nearby
Public Water:	Available on site
Electricity:	Available on site
Acreage:	39.705 +/- acres
Plat Book/Page:	478/966

Located within the Gateway Planning Area, this tract is conveniently located 1 mile from Interstate 77 and Hwy 9, Richburg Exit 65. Extensive road frontage on Edgeland Hwy, public water at the road front and sewer nearby. Mature hardwood/pine mixed timber on the back and wide open fields on the front. Excellent development potential for residential subdivision. Thousands of new jobs in the area are pushing housing demand! Convenient to Charlotte Douglass International Airport (39 miles) and only 13 miles South of Rock Hill, SC.

Surveyed - November 11, 2016.

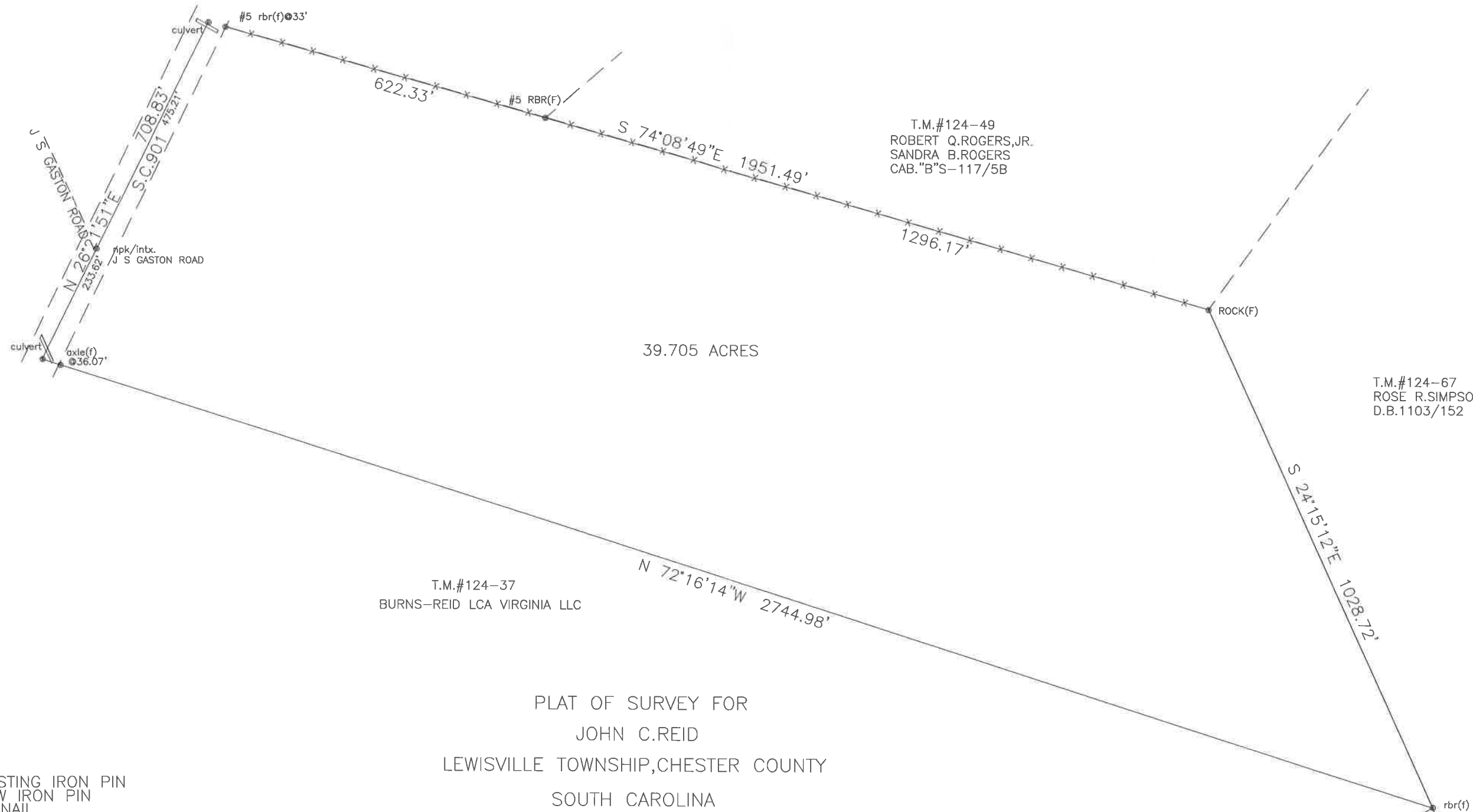


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MAGNETIC NORTH



NOTE:
EIP = EXISTING IRON PIN
NIP = NEW IRON PIN
PK = PK NAIL
RR = RAILROAD SPIKE
P.P. PINCHED PIPE

PLAT OF SURVEY FOR
JOHN C. REID
LEWISVILLE TOWNSHIP, CHESTER COUNTY
SOUTH CAROLINA
NOVEMBER 11, 2016

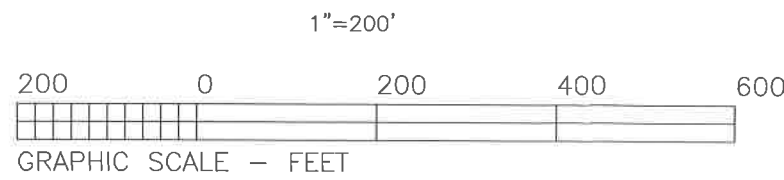
REFERENCES; TAX MAP #124-00-00-038
P.B. 478 PG. 966

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY PERFORMED UNDER THE SUPERVISION OF WILLIAM V. HIPPI AND WAS COMPLETED ON THE DATE SHOWN ABOVE. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED UNDER THE CODE OF LAWS OF SOUTH CAROLINA, TITLE 40, CHAPTER 21, AND IS OF CLASS - A STANDARD. THE AREA (IF SHOWN) WAS DETERMINED USING THE D.M.D. METHOD. BEARINGS WERE RECKONED AS SHOWN. ENCROACHMENTS ARE AS SHOWN, UNLESS NOTED STRUCTURES ARE NOT WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA MAPS.

WILLIAM V. HIPPI, S.L.S. 17567

NO NEW LOTS OR LINES ESTABLISHED

HIPP LAND SURVEYING, INC.
3574 VICTORIAN HILLS DRIVE
RICHBURG, S.C. 29729
PHONE (803) 789 3716



39.7 acres Richburg, SC

State Hwy 901, Richburg, SC, USA

39.7 Acres

\$1,191,150.00

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State Hwy 901, Richburg, SC, USA

39.7 Acres

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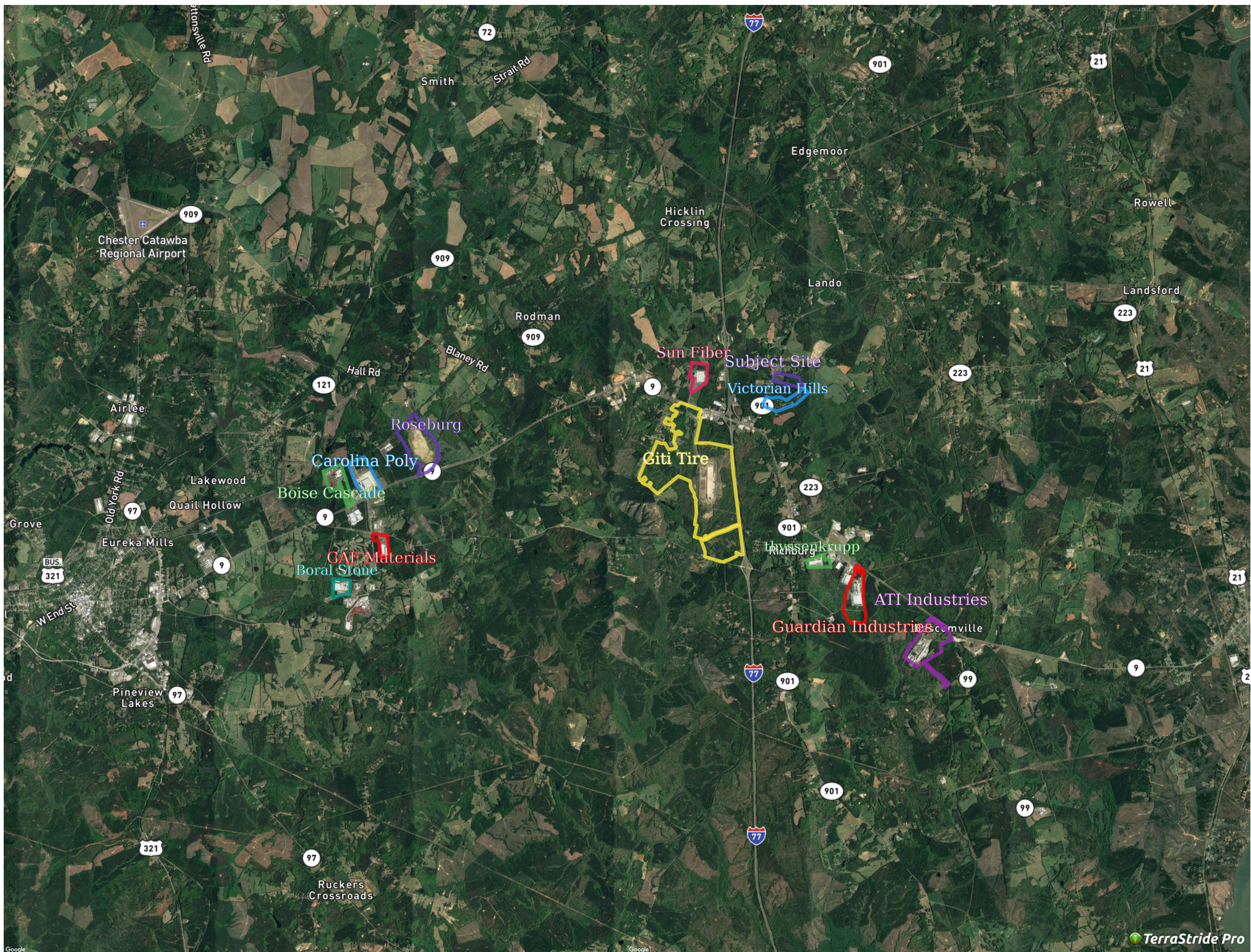
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This property is proudly marketed by...



Thank you for taking time to review this opportunity in Chester County, SC. Please feel free to contact me for more information or to schedule a private viewing. I am always available.

Max Nelson

(803) 404-8351

Max@selandbrokerage.com