

# FOR SALE

Kilgore Bridge Rd Woodruff, SC 29388

REDUCED PRICE \$409,000



## Land | ±54.11 Acres

- Spartanburg County Tax ID # 4-34-00-025.01
- Road Frontage: ±589 linear feet on Kilgore Bridge Road
- Gently Rolling Topography Heavily Wooded with Hardwoods & Pines
- ¼ Mile Road Access on Property Maintained by Local Utility Company
- Access to Public Water, Power & Septic
- Excellent Wildlife Population including Deer & Turkey
- Zoned for Award Winning Spartanburg County District 4 Schools
- \*Acreage and Utilities to be verified by buyer or buyer's agent
- Located Minutes from Bi-Lo, Family Dollar, Walgreens, Zaxby's, Burger King and More
- ±10-40 Mins from Urban Areas including Woodruff, Clinton, Simpsonville, Fountain Inn, Spartanburg & Greater Greenville



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice. And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



**Charlie Pruette**  
+1 864 275 7876  
cpuette@naiearlefurman.com

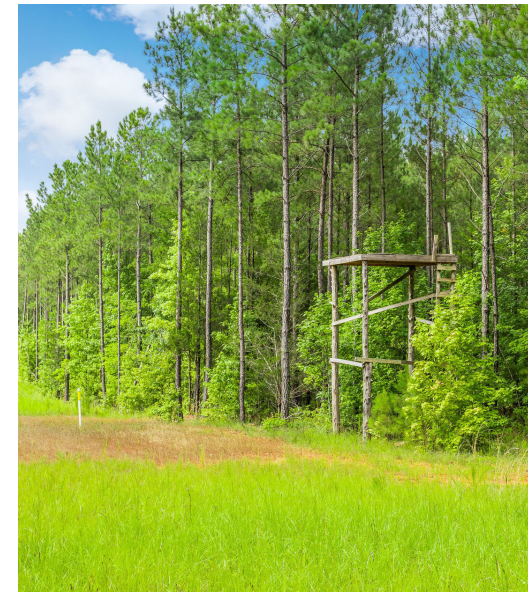
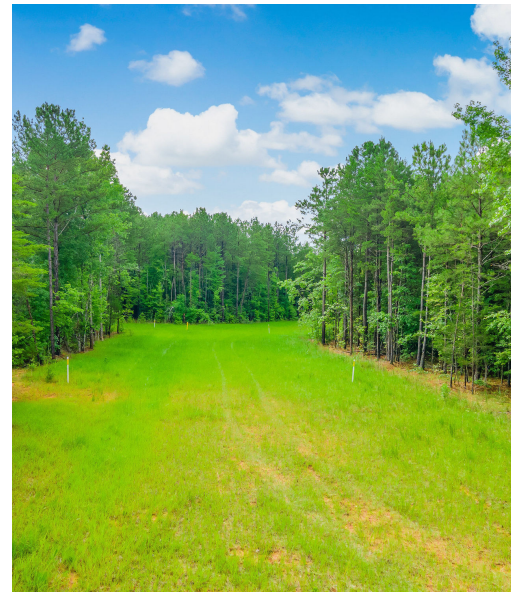




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## ADDITIONAL PHOTOS



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+1 864 275 7876  
[cpruette@naiearlefurman.com](mailto:cpruette@naiearlefurman.com)







## Property Description

Living the Outdoors Dream is easily attainable with your very own piece of nature! Imagine owning 54± acres of lush mature timber on a peaceful rural property that you can access in minutes from any of five urban areas. The property offers the potential for construction of one or more homes and has access to public water.

Kilgore Bridge Rd is perfect for those individuals seeking the outdoors for recreation, hunting or simply enjoying the peace and tranquility offered by nature while maintaining a close proximity to civilization. In less than 30 minutes of driving you can reach multiple urban areas including Woodruff, Clinton, Simpsonville, Fountain Inn, Spartanburg and Greater Greenville.

From the lightly-traveled Kilgore Bridge Rd. you will first pass through the gated entrance. A wide quarter mile access road leads to a beautiful clearing where you are treated to a river of grass running hundreds of yards in either direction between towering pines. This is an ideal location for spotting an abundance of local wildlife including white-tailed deer and wild turkey.

As you continue the road transitions into a series of interior trails that lead you on a journey through the dense forest where you will find a second clearing that is adorned with pear trees planted to attract deer. From here the pathways continue in either direction as you approach the rear property line. A gently-rolling stream on the North side of the property provides a year-round supply of water that entices the wildlife to make this their home.

## Location Description

±7 Minutes to Downtown Woodruff

±30 Minutes to Downtown Spartanburg

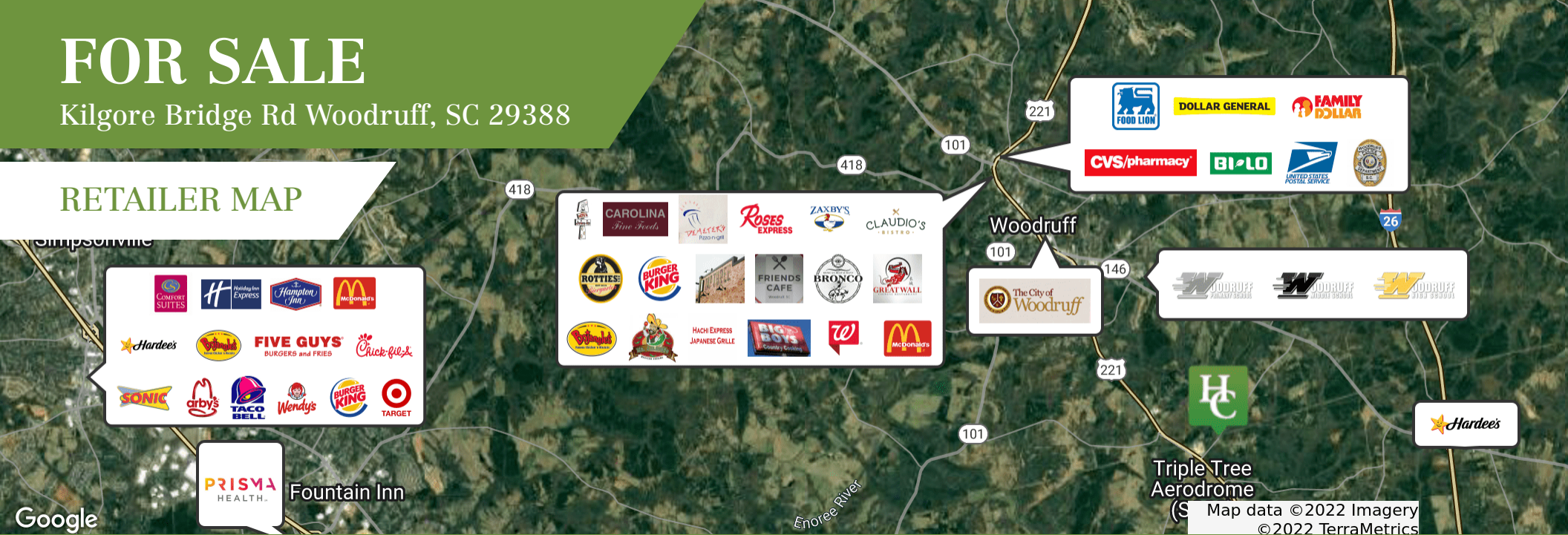
±40 Minutes to Downtown Greenville



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## RETAILER MAP



±54.11 Acres on Kilgore Bridge



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