

FOR SALE | Bush River Ranch

Lots 6 ±13.3 Acres | Lot 7±16.5 Acres | Cattle Haven



Lot 6 - \$185,000 | Lot 7 - \$225,000

- A portion of Newberry County Tax Map # 96-1
- Open Pasture with a Pond
- Additional Acreage Available
- Road Frontage: Varies per Lot
- Level Rolling Topography
- Zoned for Laurens County 56 School District: Clinton Elementary School | Clinton Middle School | Clinton High School
- Utilities – Power & Septic Capability
- *Acreage and Utility to be verified by Buyer or Buyer's Agent
- *Subject to Recorded Covenants & Restrictions



✉ **Knox Duncan**
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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 Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

📍 101 E Washington St
Greenville, SC 29601
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Cattle Haven

Newberry County, SC

Property Description

Bush River Ranch is a storied plantation offering worthy outdoorsman and dream home builders a rare opportunity to take a piece for themselves. Lots 1-7 provide unique countryside living with recreational opportunities most buyers only see on the big screen. Located just ±13 minutes outside of growing downtown Clinton, this land offers scenic landscapes, stunning water features, premier pastureland, mature hardwoods and timber, abundant wildlife, and much more. Each lot has been carefully crafted to highlight property features and intentionally maximize buyer potential. With plentiful road frontage on highway 560, Lots 6 & 7 (dubbed Cattle Haven) offer comfortable room to build your dream home. Each lot is equipped with a new wooden fence, freshly laid gravel entrance, and new gate. These lots offer several elevated homesite locations that present beautiful views around the rest of the ranch. Both Lot 6 & 7 feature pond access in addition to the pastureland. While Lot 6 features the majority of the pond and entire dam, Lot 7 offers ±3 additional buildable acres and elevated spots in its southern tip. This picturesque land can only be truly experienced in person, contact us today while these lots last!

[VIEW PROPERTY VIDEO](#)

OFFERING SUMMARY FOR LOT 6 & 7

Lot 6 Cattle Haven	±13.3 Acres \$185,000
Lot 7 Cattle Haven	±16.5 Acres \$225,000

ADDITIONAL ACREAGE AVAILABLE

Lot Number	Acreage	Pricing
Riverview Range Lot 1	±153.81	\$2,200,000
Highland Pasture Lot 2	±5.43	\$69,950
Highland Pasture Lot 3	±5.93	\$69,950
Highland Pasture Lot 4	±6.10	\$69,950
Hardwood Homestead Lot 5	±37.55	\$314,950

For more information

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