## FOR SALE | Bush River Ranch

Lot 5 ±37.55 Acres | Hardwood Homestead





# Land $\mid \pm 37.55$ Acres

- A Portion of Newberry County Tax Map # 96-1
- ±37.55 Acres on Bush River Road Kinards, SC
- Additional Acreage Available
- Road Frontage: ±960 Linear Feet on Hwy 560
- Level Rolling Topography
- Heavily Wooded with Hardwoods and Pines
- 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





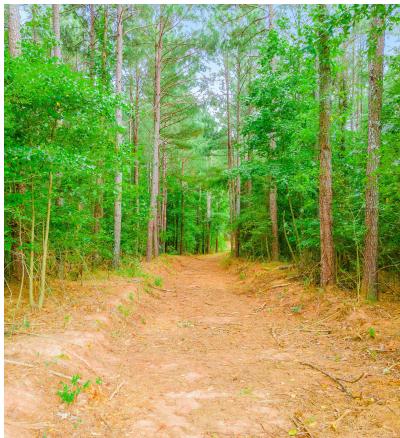
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Bush River Ranch | Lot 5 ±37.55 Acres

### Hardwood Homestead

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. The entrance of Lot 5 (dubbed the Hardwood Homestead) carries you down to a fortress of wooded acreage. This lot is completely immersed in mature hardwoods and pines allowing for potential home construction or ample recreational opportunities. Fresh trail systems allow you to easily navigate the both the interior and exterior of the lot. Navigating to the southern border of this lot allows for proximity to agricultural fields and even pond views. This picturesque land can only be truly experienced in person, contact us today while these lots last!

OFFER SUMMARY FOR LOT 5		
Sale Price	\$314,950	
Hardwood Homestead Lot 5	±37.55 Acres	

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	
Cattle Haven Lot 6	±13.34	\$185,000	
Cattle Haven Lot 7	±16.50	\$225,000	

#### VIEW PROPERTY VIDEO

# For more information

**Knox Duncan** 

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