

# LAKE BLALOCK FARMS

±247 Acres | ±1 Acre Pond | Spartanburg County



00 OAKMONT STREET CHESNEE, SC 29323 • FOR SALE



## PROPERTY HIGHLIGHTS

- ±247 Acres with Private ±1 Acre Pond along the Pacolet River
- P/O Spartanburg County Tax Map Numbers:  
2-23-00-041.00 2-23-00-041.02  
2-24-00-018.00 2-24-00-024.01
- Zoned for Spartanburg County District 2 Schools:  
Carlisle-Foster Elementary  
Rainbow Lake Middle School  
Boiling Springs High School
- Premier Opportunity for Turkey, Large Mouth Bass, & Deer with Multiple Managed Food Plots in Place
- ±10,000 Feet of Beautiful River and Lake Frontage, Centered on Lake Blalock & the Pacolet River
- Currently Unzoned with the Ability to Subdivide
- Gated Entrance with Well and Septic Onsite
- Utilities to be Verified by Buyer or Buyer's Agent

## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$2,550,000</b>
<b>Lot Size:</b>	<b>±247 Acres</b>



### TRIPP TAYLOR

Senior Associate

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### REEDY LAND CO.

P.O. Box 17009

Greenville, SC 29606

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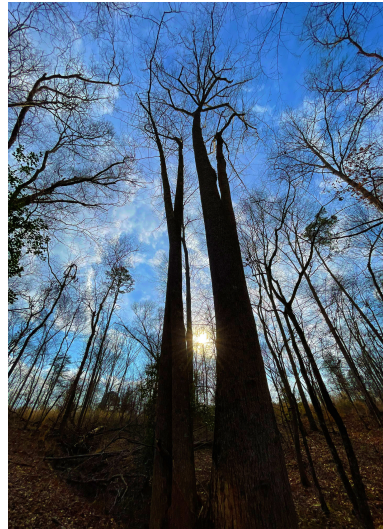


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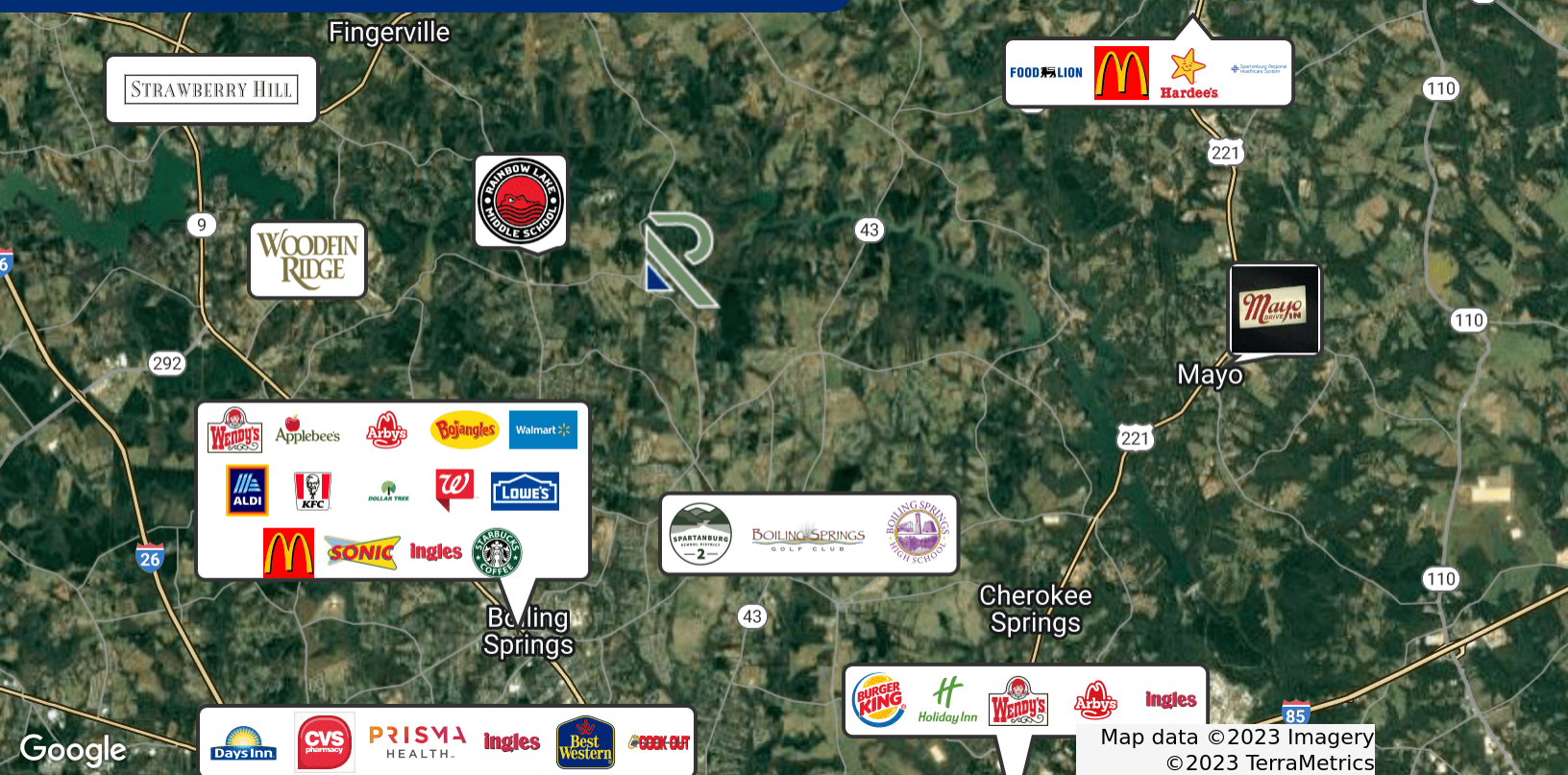


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,062	9,594	31,316
Average Age	37.4	36.7	37.5
Average Age (Male)	32.0	34.1	36.6
Average Age (Female)	38.1	36.9	38.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	402	3,714	12,011
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$88,051	\$71,912	\$76,113
Average House Value	\$198,854	\$181,416	\$176,861

\* Demographic data derived from 2020 ACS - US Census



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