

±84.7 Acres For Sale

271 Chapman Grove Road Pelzer, SC 29669

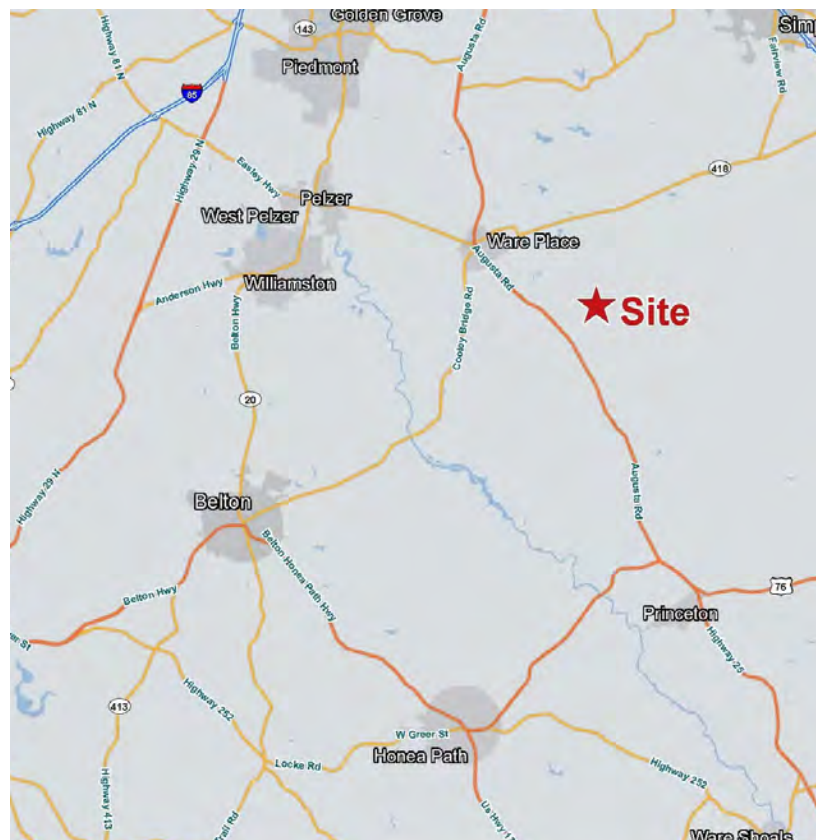


\$1,524,600



Chapman Grove Road Estate

- Greenville County Tax Map #0588020100301
- Asking Price \$18K/acre
- 1,465' frontage on Chapman Grove Road
- Over one mile of creek bottoms (2,100' of Horse Creek frontage)
- Interior trails in place with three different access locations on Chapman Grove Rd
- Deer and turkey hunting opportunities
- Timber is a mixture of mature hardwood creek bottoms, a few pine stands, 15-20 year-old natural regeneration, and a four acre stand of mature upland white oak on a knoll overlooking the creek
- 3BR/2BA home (as-is)
- Several sheds/outbuildings including a carport
- +- 30 minutes to downtown Greenville
- +- 15 minutes to Simpsonville/Fountain Inn
- +- 5 minutes to Happy Cow Creamery, City Scape Winery, Cedar Falls Park, & Loretta C. Wood Park
- Owner will consider subdividing



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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 Representations 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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Property Description

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Property Overview

Located on a sleepy, secluded road in southern Greenville County, the Chapman Grove Road estate is an excellent opportunity for a quality hunting and recreational property that offers privacy but, also very close in proximity to the amenities of Greenville, Simpsonville, and Fountain Inn. The timber consists of mature hardwood creek bottoms, 15-20 year-old natural regeneration, some areas of pine, and a four acre stand of mature upland white oak on a knoll overlooking the creek. This combination of timber stands, along with over a mile of creeks, allows the resident deer and turkey populations to thrive. An extensive interior trail system provides easy access to the entire property and includes three separate points of access from Chapman Grove Road. Some local amenities within +/-5 minutes include Happy Cow Creamery, City Scape Winery, Cedar Falls Park, & Loretta C. Wood Park.



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 **Huff Creek**
Properties

Property Photos

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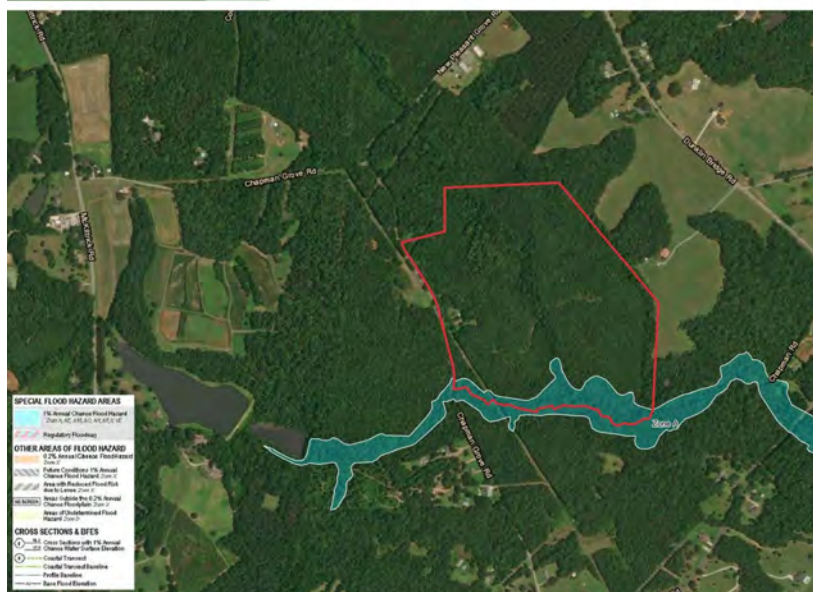
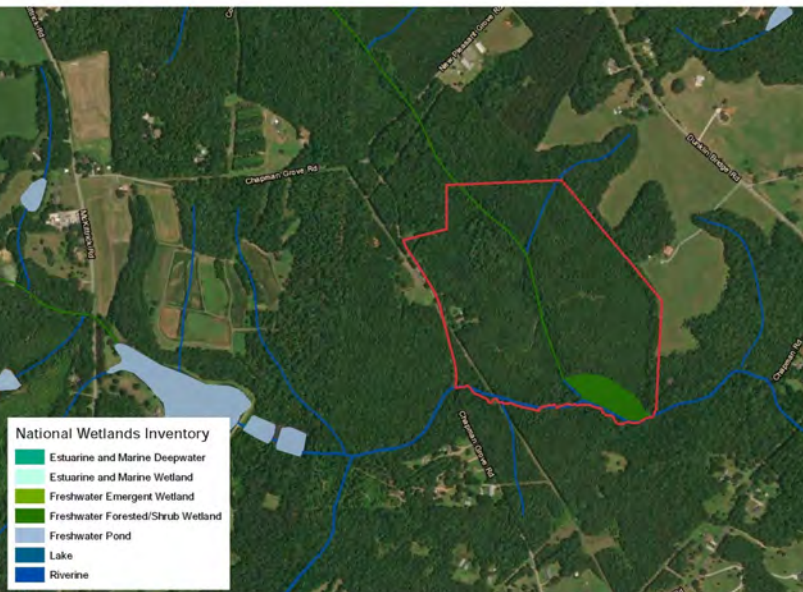
FOR SALE

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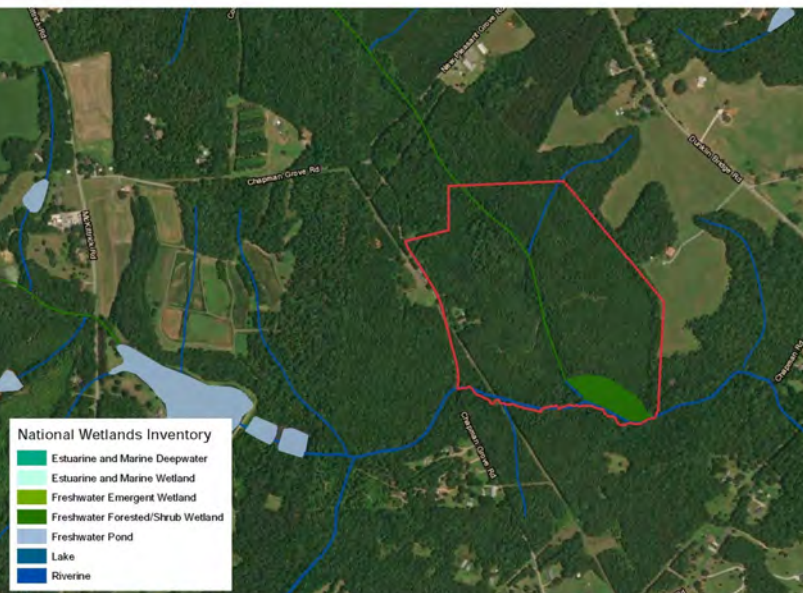
National Wetlands Inv.

FEMA Flood Zones



National Wetlands Inv.

Soil Survey



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