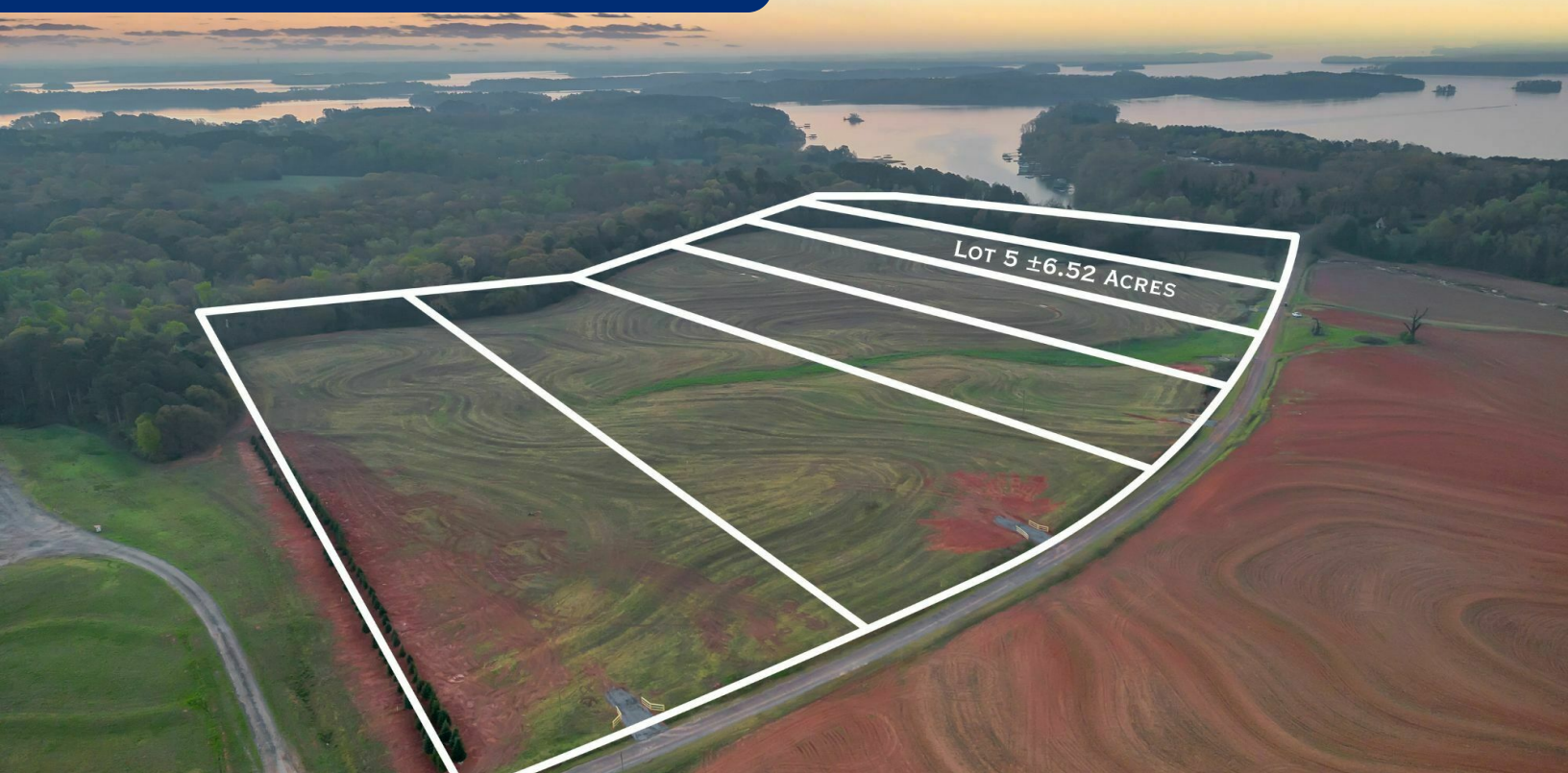


HARTWELL CREST LOT 5

Townville, SC 29689



1817 DOBBINS ROAD TOWNVILLE, SC • FOR SALE

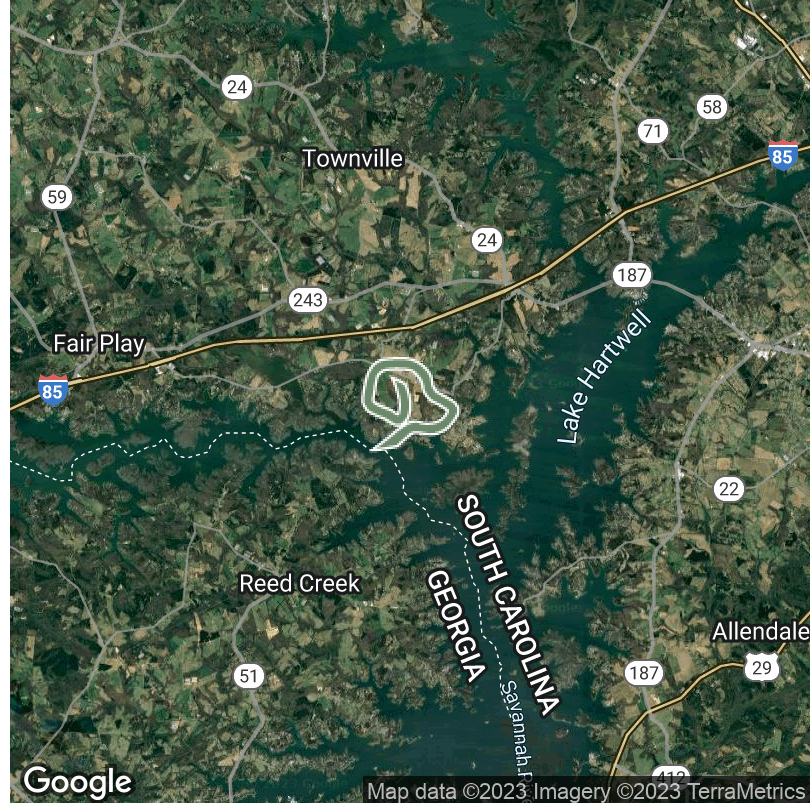


PROPERTY HIGHLIGHTS

- A portion of Anderson County TM #018-00-08-006-000
- Road Frontage: ±320 Linear Feet on Dobbins Road
- Rolling Hills, but mostly Flat Topography with Excellent Visibility & Location with Pristine Farmland
- Lake Hartwell Access | Nearby Hattons Ford Boat Ramp
- Pastureland | Mature Hardwoods & Pines
- Zoned for Townville Elementary | Riverside Middle School | Pendleton High School
- Best Use: Residential Homesite
- Possible Utilities – Power, Septic, Well
- *Acreage, Taxes & Utilities to be Verified by Buyer or Buyer's Agent
- *Subject to Recorded Covenants and Restriction

OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	±6.52 Acres



KNOX DUNCAN

Associate
864.608.0029
kduncan@reedypg.com

REEDY LAND CO.
P.O. Box 17009
Greenville, SC 29606
864.610.5263
reedyccommercial.com

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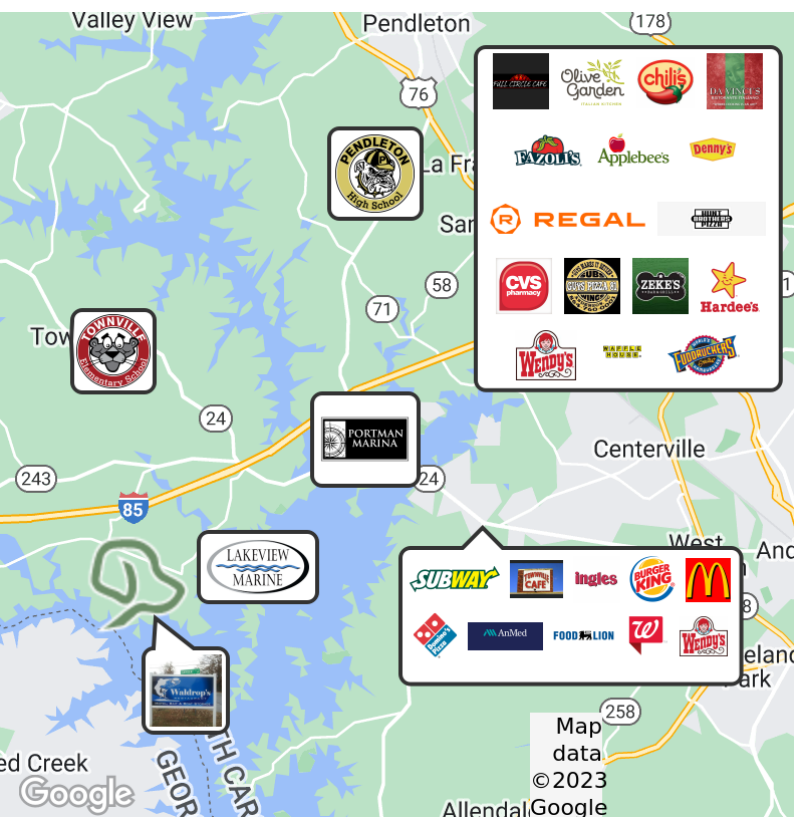
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PROPERTY DESCRIPTION

For generations, Hartwell Crest has served as prime agricultural and recreational land. Sitting just ± 4.5 miles off I-85, this tract grants a future owner easy access to modern day necessities without compromising a quiet setting outside the city. Each lot offers 6+ acres of premier pasture outlined by mature Hartwell forests. The property offers mostly level topography with some rolling areas and great road frontage across the board. With nearby access to a recently upgraded landing, these lots present a rare opportunity to own acreage at the water. Nestled in a timeless community, boasting the natural beauty of historic farmland, Hartwell Crest is truly a unique property. Come envision your dream home at Hartwell Crest Today.

LOCATION DESCRIPTION

± 8 Minutes from I-85
 ± 23 Minutes to Downtown Pendleton
 ± 43 Minutes to Downtown Greenville
Less than 25 minutes to Clemson, Anderson, Seneca, Pendleton & 30 minutes to Hartwell, GA. Can be to Ingles in Anderson within 15 minutes.

OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	± 6.17 Acres

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