

FOR SALE

123 Acre Recreational Tract

Centerwood Rd, Williston, SC 29853

**VIEW
PROPERTY
OVERVIEW
VIDEO**



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$700,000
Lot Size:	123 Acres
Price/Acre:	\$5,691
Zoning:	Agricultural

- Natural timber
- Pond
- Existing Road System
- Extremely private

PROPERTY OVERVIEW

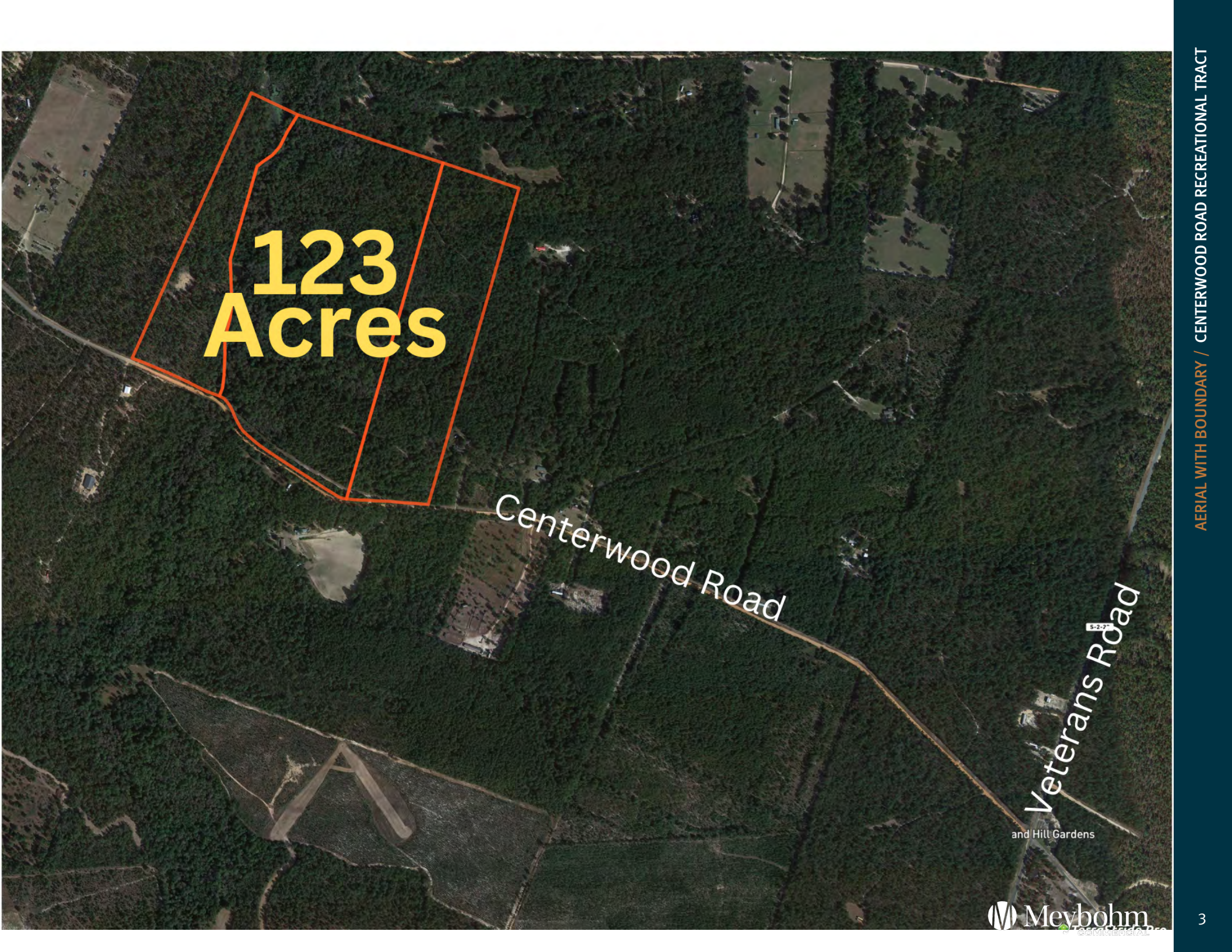
Meybohm Commercial is excited to bring the Centerwood Road recreational tract in Aiken County, SC to market! This property is composed of a great mixture of natural timber throughout with small creeks scattered across the tract. Located in the sand hill area of Aiken County, this property has a lot to offer. As you enter the property from the road, you will follow the existing road system and weave your way back to the rear of the property. The property has a natural slope and offers some beautiful bluffs to look out across. When you work your way to the left side of the tract, you will run through some of the most beautiful hardwood bottoms in the area. These are great for holding deer and other game.

Once you come out of the bottom, there is a small pond with a beautiful camp site area for a perfect recreational home base. A small creek winds its way around this area of the property as well. Just above the pond is a field cleared that would be ideal for food plots or to build a home. It is very flat and offers great access from Centerwood Road.

Overall, this property checks so many boxes for the recreational buyer or someone looking to build a farm. The hardwood makeup offers great timber value and once you walk the tract you will see why!

LOCATION OVERVIEW

The property is located off of Centerwood Rd in Aiken, SC. The tract is located 10 miles from Williston, SC.

An aerial photograph of a large, wooded area. A prominent orange boundary line outlines a specific section of the land. The text '123 Acres' is overlaid in large, bold, yellow letters within this outlined area. A road, labeled 'Centerwood Road', runs diagonally across the lower half of the image. Another road, 'Veterans Road', is visible in the bottom right corner. The terrain is mostly covered in dense green trees, with some cleared areas and small ponds visible.

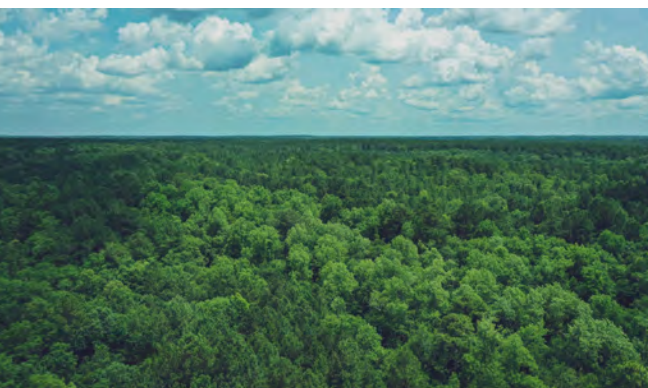
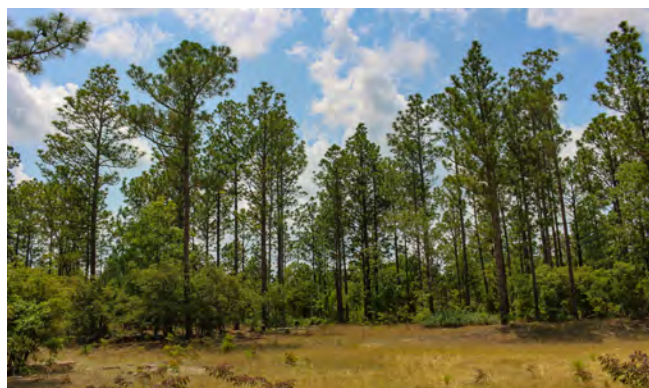
**123
Acres**

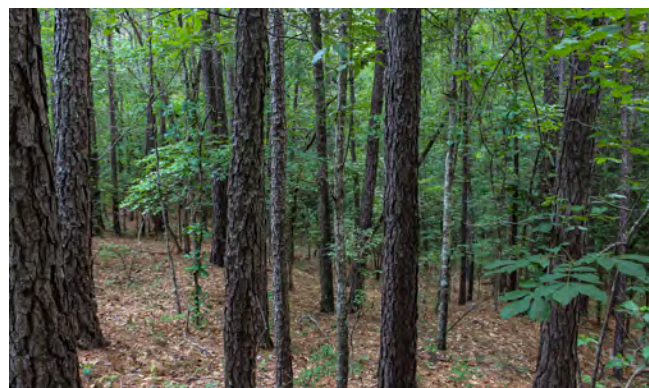
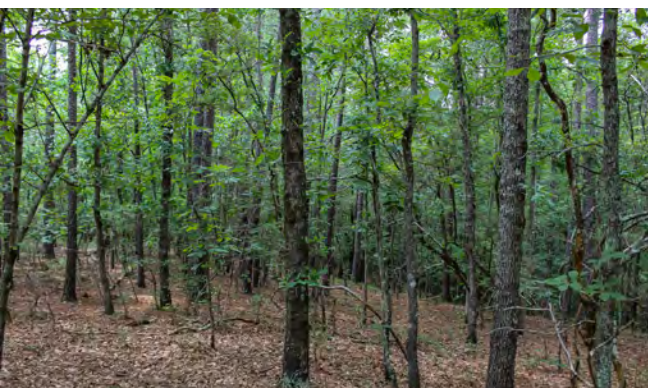
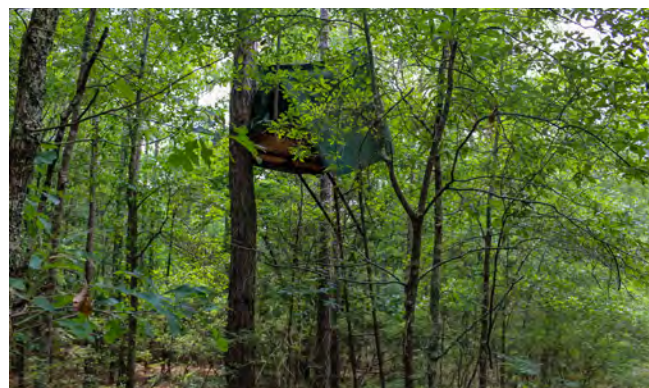
Centerwood Road

Veterans Road

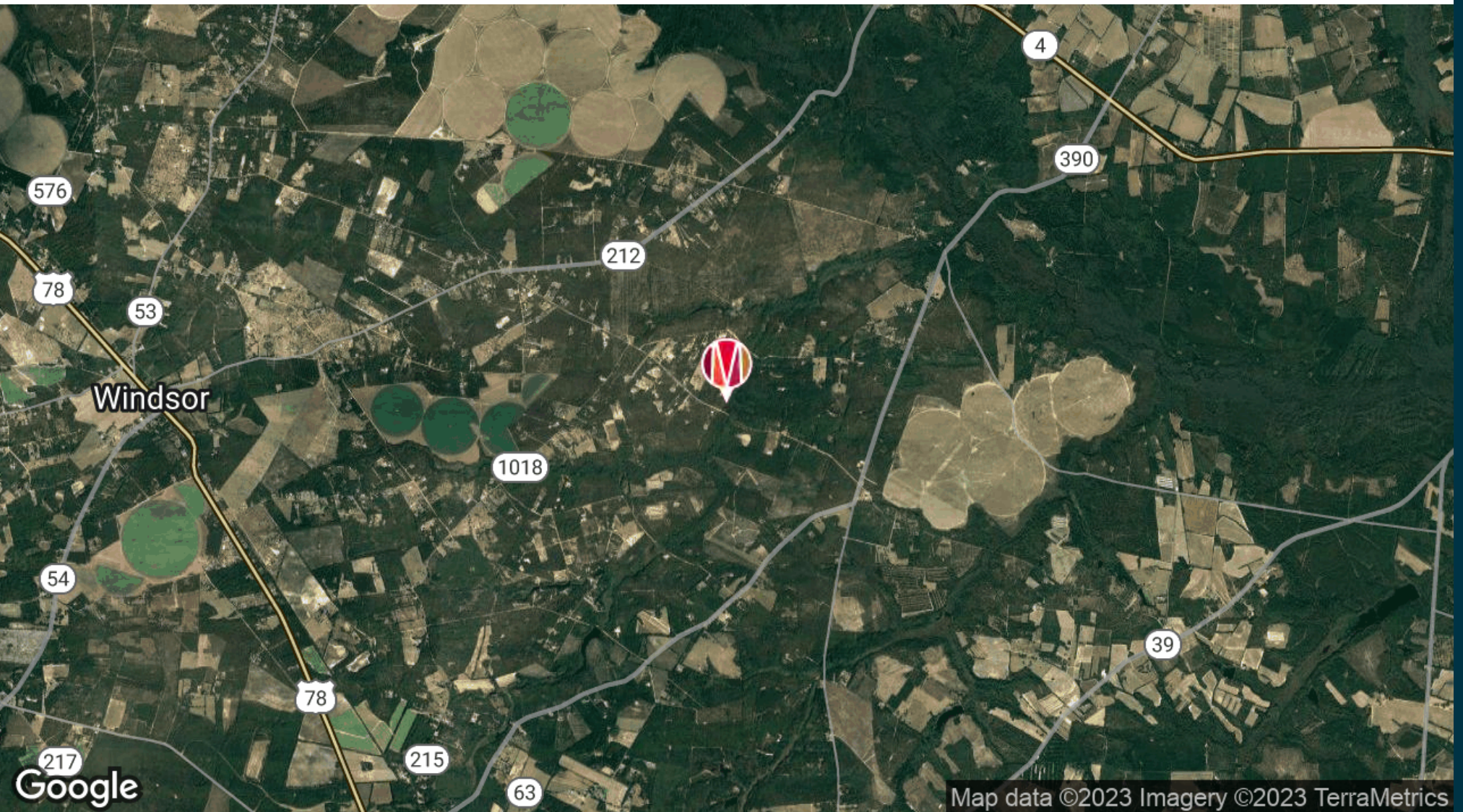
and Hill Gardens







LOCATION MAP

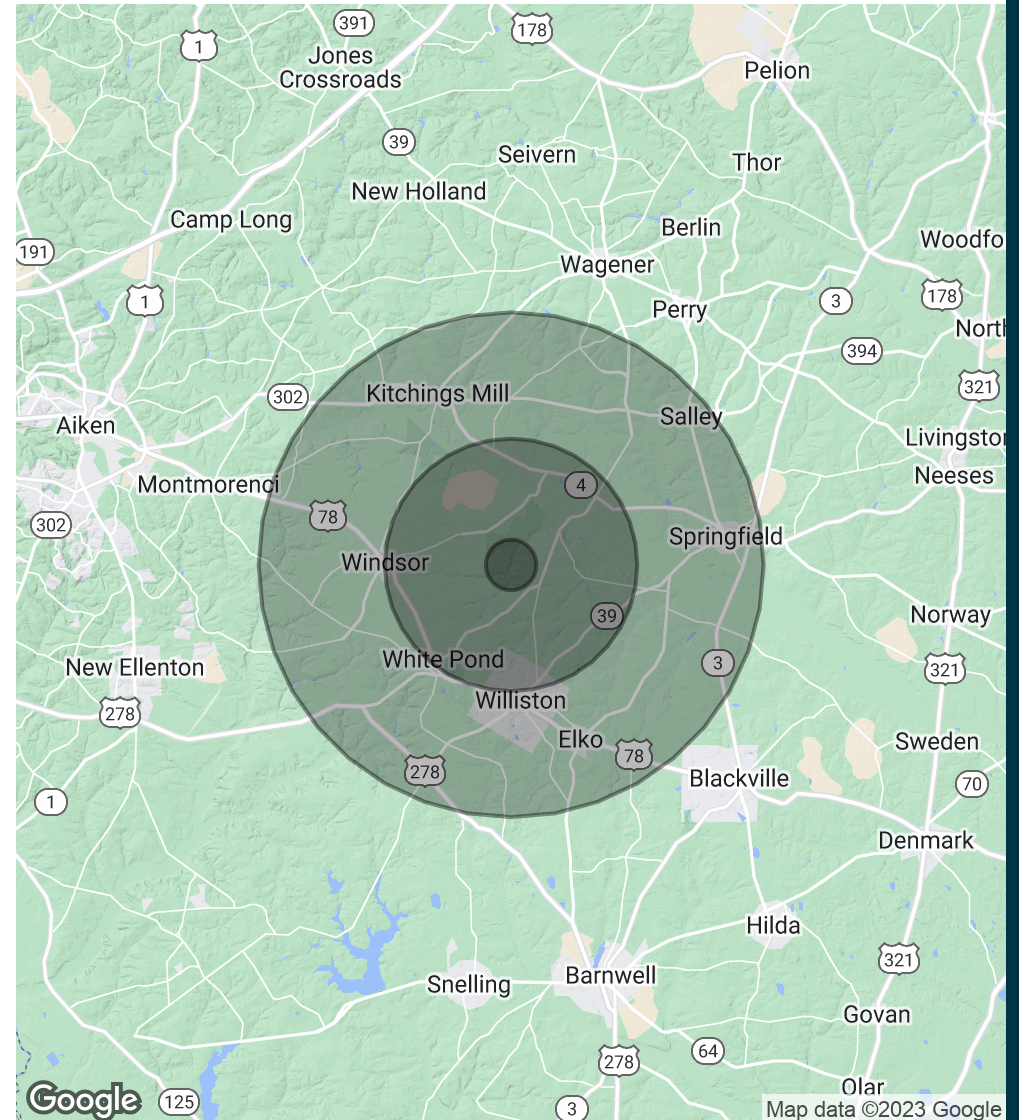


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	132	3,871	13,435
Average Age	49.1	41.9	41.9
Average Age (Male)	44.7	36.4	38.5
Average Age (Female)	44.0	46.8	45.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	71	2,009	6,671
# of Persons per HH	1.9	1.9	2.0
Average HH Income	\$39,205	\$43,185	\$44,477
Average House Value	\$128,638	\$112,696	\$130,785

* Demographic data derived from 2020 ACS - US Census



TEAM PAGE

TRAVIS REED, CCIM



PROFESSIONAL BACKGROUND

Travis is a broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

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COLE TOWNSEND



PROFESSIONAL BACKGROUND

Cole was raised in the North Georgia area in the great city of Dalton. He went to college at Georgia Southern University. After completing his undergrad in the Parker School of Business he moved to Waynesboro, Ga to begin his real estate career. Now experienced with small & large acreage tracts he moved to Augusta in 2019 and continued to work and learn about the real estate market around him. Cole accepted an agent role with Meybohm Commercial in 2020. He enjoys golf, fishing and anything outdoors with his family and friends in his free time.

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