

# BUSH RIVER RANCH LOT 1

Riverview Range | ±153.81 Acres | Newberry County



BUSH RIVER ROAD LOT 1 KINARDS, SC • FOR SALE



## PROPERTY HIGHLIGHTS

- A Portion of Newberry County Tax Map # 96-1
- Bush River Road Kinards, SC 29355
- ±153.81 Acres with ±25 Acre Pond
- ±30 Acres on Premier Agricultural Hayfields
- ±70 Acres of Mature Hardwoods with Two Recreational Cabins
- Road Frontage: ±960 Linear Feet on Highway 560 & Bush River Road
- Level Rolling Topography
- Additional Acreage Available with Storage Building
- 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

## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,950,000</b>
<b>Lot Size:</b>	<b>±153.81 Acres</b>



**ANDERSON DRAKE**  
Associate  
864.546.0342  
adrake@reedypg.com

**TRIPP TAYLOR**  
Senior Associate  
336.260.5523  
ttaylor@reedypg.com

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

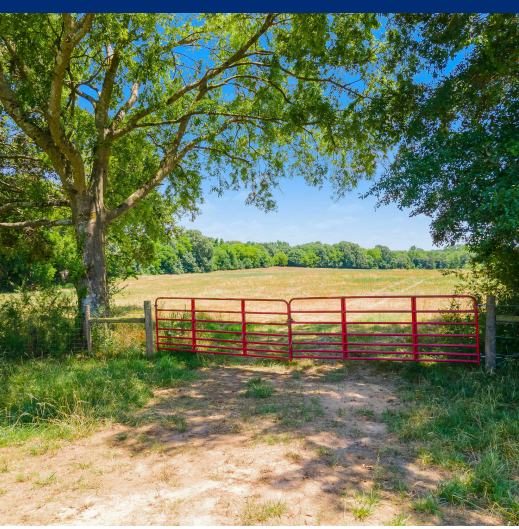


# BUSH RIVER RANCH LOT 1

Riverview Range | ±153.81 Acres | Newberry County



BUSH RIVER ROAD LOT 1 KINARDS, SC • FOR SALE



**ANDERSON DRAKE**  
Associate  
864.546.0342  
adrake@reedypg.com

**TRIPP TAYLOR**  
Senior Associate  
336.260.5523  
ttaylor@reedypg.com

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



# BUSH RIVER RANCH LOT 1

Riverview Range | ±153.81 Acres | Newberry County



BUSH RIVER ROAD LOT 1 KINARDS, SC • FOR SALE



## LOCATION DESCRIPTION

- ± 13 Minutes from Clinton
- ± 25 Minutes from Laurens
- ± 55 Minutes from Greenville
- ± 55 Minutes from Columbia

## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$1,950,000</b>
<b>Lot Size:</b>	<b>±153.81 Acres</b>

## 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. With nearly 1,000 linear feet on Highway 560, Lot 1 (dubbed the Riverview Range) offers a generous entrance width that leads down to grandiose views. Pulling through its red gateway, you are greeted with over 30-acres of premier agricultural land and over 70-acres of mature hardwoods. The hidden treasure of this lot lies in the ±25-acre pond which is home to some of the best fishing in the Upstate. The pond conveys with two cabins that have cherished stories of its beloved outdoorsmen for decades. This picturesque land can only be truly experienced in person, contact us today while these lots last!

**ANDERSON DRAKE**  
Associate  
864.546.0342  
adrake@reedypg.com

**TRIPP TAYLOR**  
Senior Associate  
336.260.5523  
ttaylor@reedypg.com

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