



HARTWELL CREST

Offering Memorandum



1817 Dobbins Road

Townville, SC 29689

LAND IS MORE THAN DIRT. IT'S YOUR LEGACY.

Whether you're building on a dream or managing generational wealth, the land you choose to call home is deeply personal.

People. Loyalty. Trust. These are the foundations of our approach to real estate. We connect people to places. We guide development for future generations. And, we transform your vision of the "good life" into your everyday life.

Knox Duncan

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PROPERTY INFORMATION

A wide-angle landscape photograph showing a two-lane asphalt road curving through a rural area. A wooden post-and-rail fence runs parallel to the road on the left side. The ground is covered in dry, brownish vegetation and patches of red soil. In the background, there is a line of trees and a clear blue sky with some light clouds. The text 'PROPERTY INFORMATION' is overlaid in the center in a large, white, sans-serif font.

SUMMARY

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.

Additional Noteworthy Information:

- 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*
- **No tracts have lake frontage, no tracts are dockable*



Sale Price:

\$200,000 - \$500,000



Lot Sizes:

± 6.17 Acres - ± 25 Acres



± 25 Minutes
from Clemson



± 23 Minutes
to Pendleton



± 25 Minutes
from Anderson



± 43 Minutes
to Greenville

OFFERING OVERVIEW



Size	Tract	Price
± 7.19	1	\$200k
± 7.20	2	\$200k
± 6.79	3	SOLD
± 6.17	4	\$200k
± 6.52	5	SOLD
± 6.71	6	\$200k
± 25	7	\$500k
± 25	8	\$500k
± 25	9	\$500k

PROPERTY PHOTOS



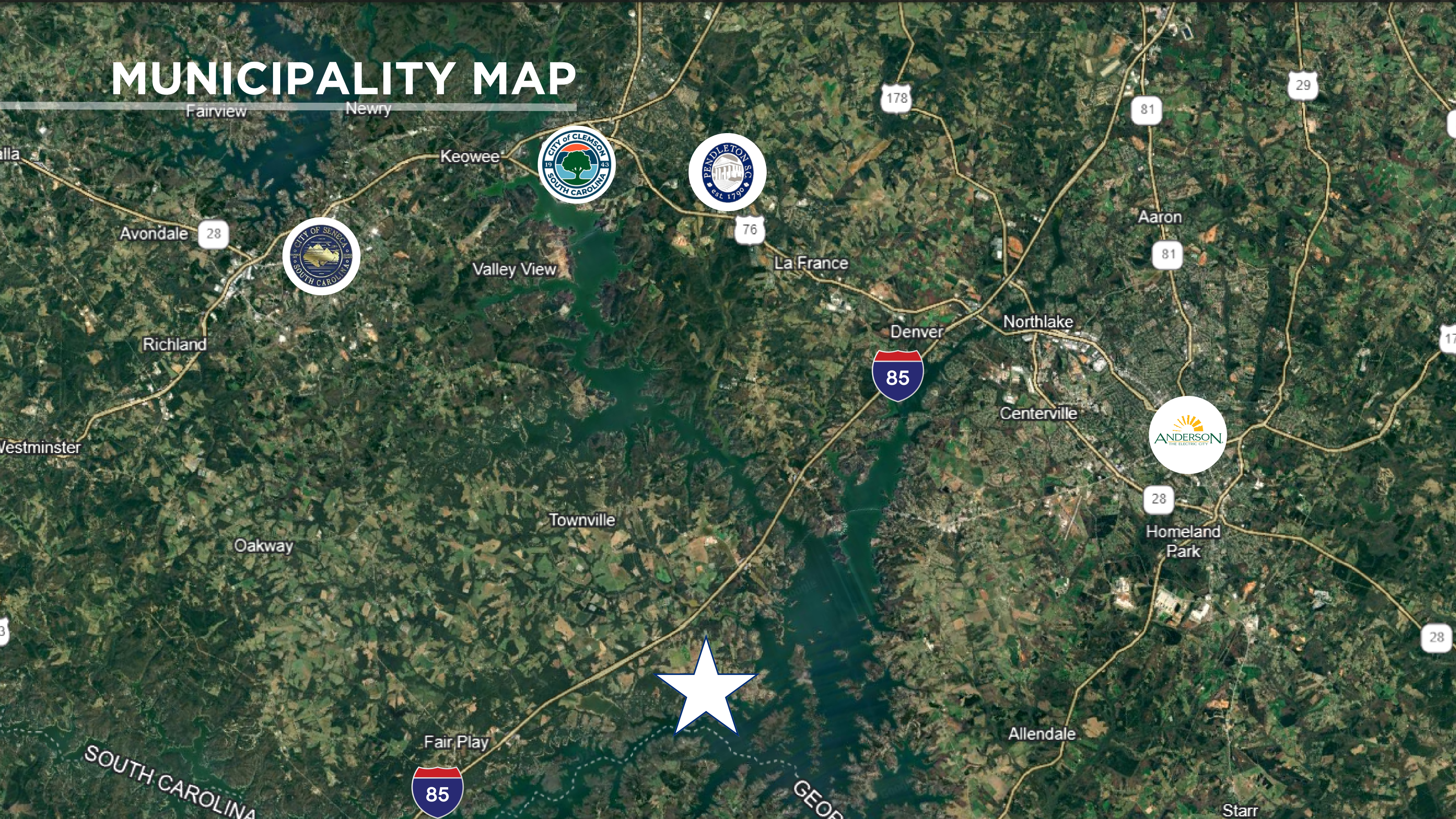
PROPERTY PHOTOS



A landscape photograph showing a grassy field in the foreground, a line of trees in the middle ground, and a bright sunset sky in the background. The sun is low on the horizon, creating a warm orange glow. The text "MARKET INFORMATION" is overlaid in white, bold, sans-serif capital letters.

MARKET INFORMATION

MUNICIPALITY MAP



Little Upstate Farm

LOCAL MAP

Double
Springs
Playground

A Bounce of Fun

Hughes Marine

Emmanuel's Hammer
Emmanuel's Hammer

Waldrop's

Weldon Island
Recreation
Area

Hattons Ford Boat Ramp

Upcountry
Hardwood Flooring

Beaverdam
Creek

SOUTH

Anderson District 4



Niche



No. 15

District with the Best Teachers in SC (out of 76)



No. 16

Best School District in South Carolina (out of 76)



85%

Average Graduation Rate



\$64k+

Average Teacher Salary



\$62k+

Median Household Income



\$189k+

Median Home Value



No. 6

Best Counties to Buy a House in South Carolina (out of 46)



No. 8

Best Counties for Outdoor Activities in South Carolina



78k+

Number of households



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.