



REEDY
LAND CO.

145 Corner Road

Listing Summary

Who We Are

Reedy Land Co

REEDY

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.

Anderson Drake

864.546.0342

adrake@reedypg.com



Parcel Overview

145 Corner Drive | Belton, SC 29627

REEDY



Property Summary

145 Corner Drive | Belton, SC 29627

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Are you tired of Anderson or Greenville traffic and all the noise? Are you tired of your neighbors being arms length from you? Reedy Land Co has the perfect fit for someone wanting to have a family estate in the country, while being close to town! This 78 acre tract has anything and everything that you're looking for with its +/-4 acre pond, well maintained trails, 3 food plots, two creeks, well managed pines and hardwoods and abundance of wildlife. A perfect Saturday would be waking up to take your kids or friends fishing, head to Los Palenques in downtown Honea Path for lunch , then a happy hour in downtown in Anderson at Up On the Roof. Let Reedy land Co help you achieve your dreams!

Additional Noteworthy Information:

- Anderson County TMS#: 2720002018
- Zoning: RA
- Best Possible Use: Homesite/Hunting Tract
- Road Frontage: ±755 feet on Corner Road
- Topography: Rolling
- Natural Features: Creek, Pond, Hardwoods, and Pines
- Possible Utilities: Power, Water, Cable, Internet, and Septic
- Anderson School District 2



Sale Price:
\$895,000.00



Lot Size:
± 78.512 Acres



± 10 minutes from
Belton, SC



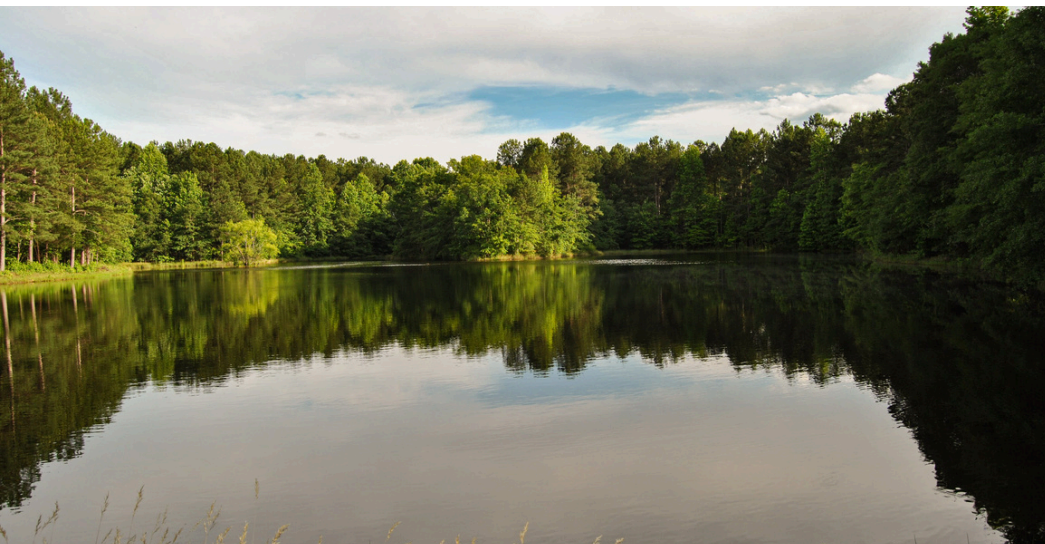
± 10 minutes from
Honea Path, SC

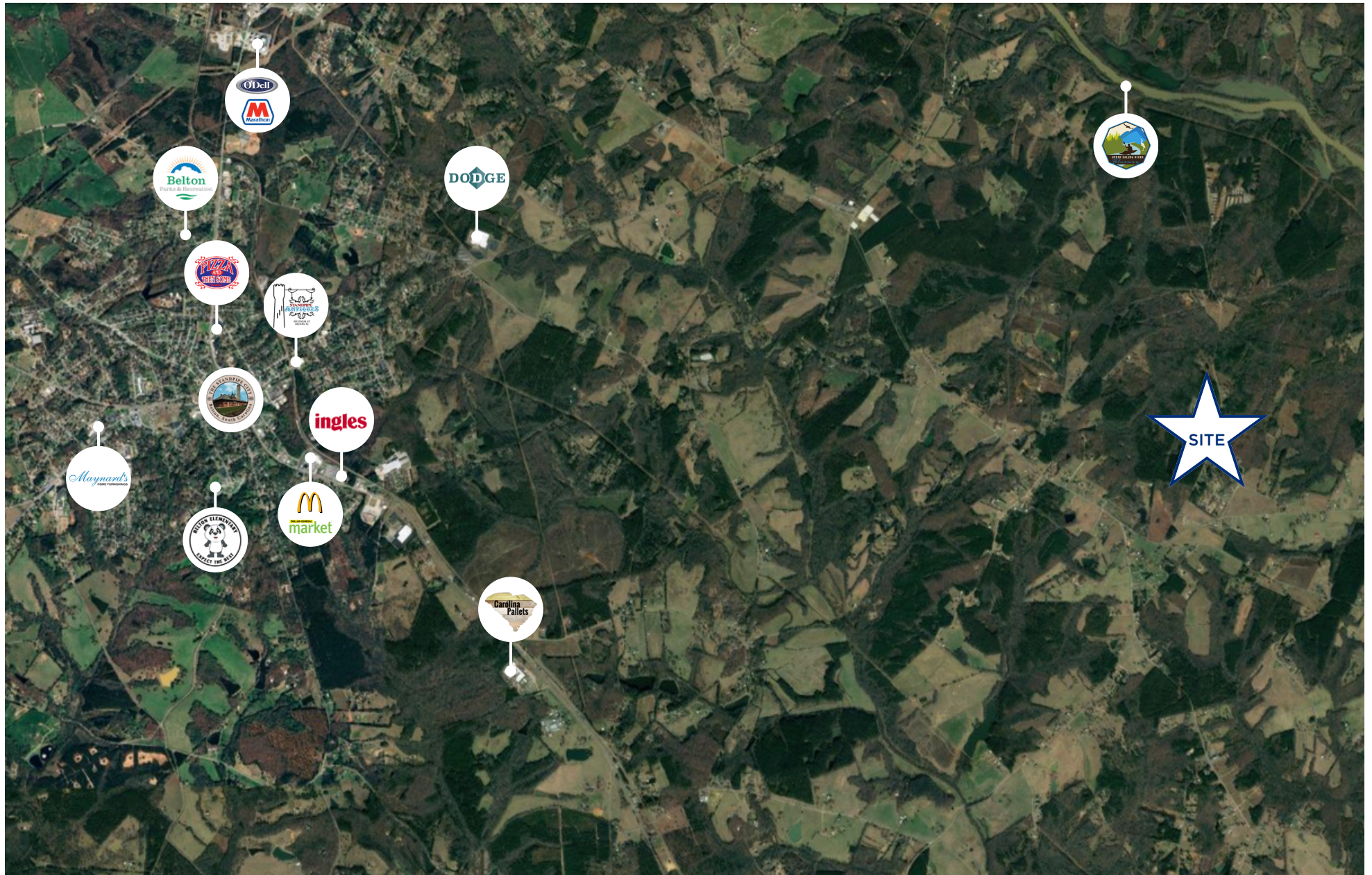


± 25 minutes from
Anderson, SC



± 45 minutes from
Greenville, SC

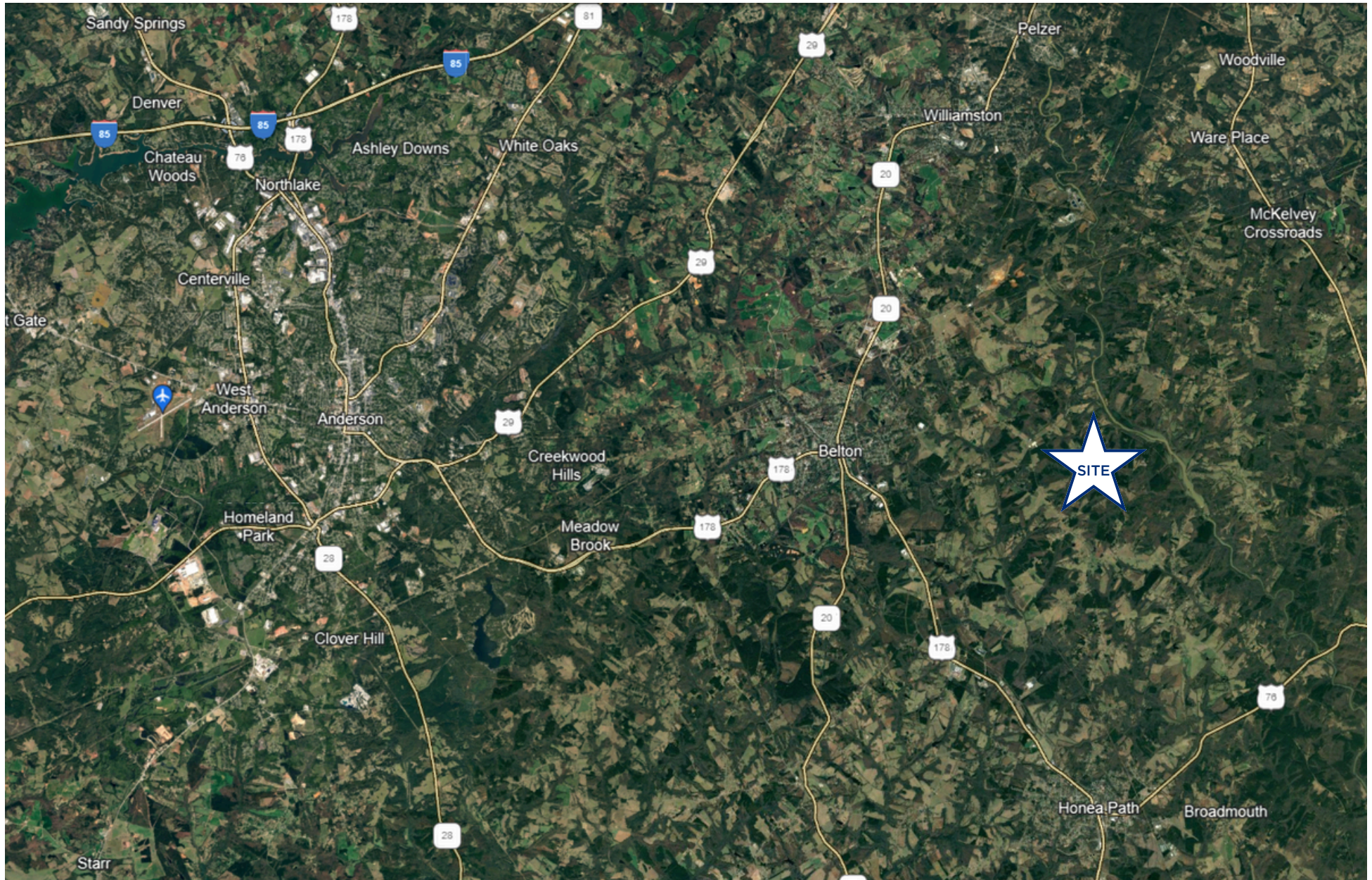




Local Municipalities

145 Corner Drive | Belton, SC 29627

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Confidentiality & Disclaimer

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

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Reedy Property Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Reedy Property Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

