



REEDY
LAND CO.

Bush River Ranch

Lots 39 - 42

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.

Tanner Wilhelm

864.704.8792

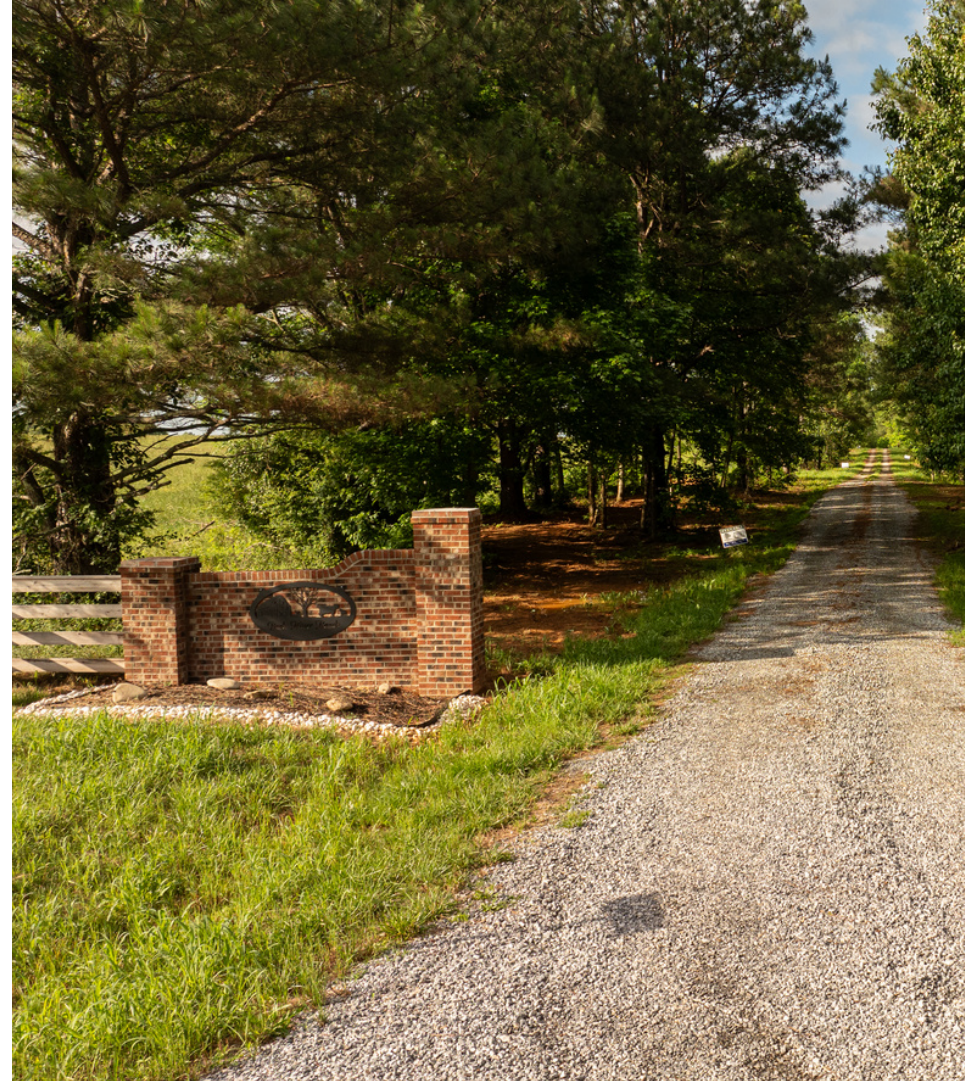
twilhelm@reedypg.com



Tripp Taylor

336.260.5523

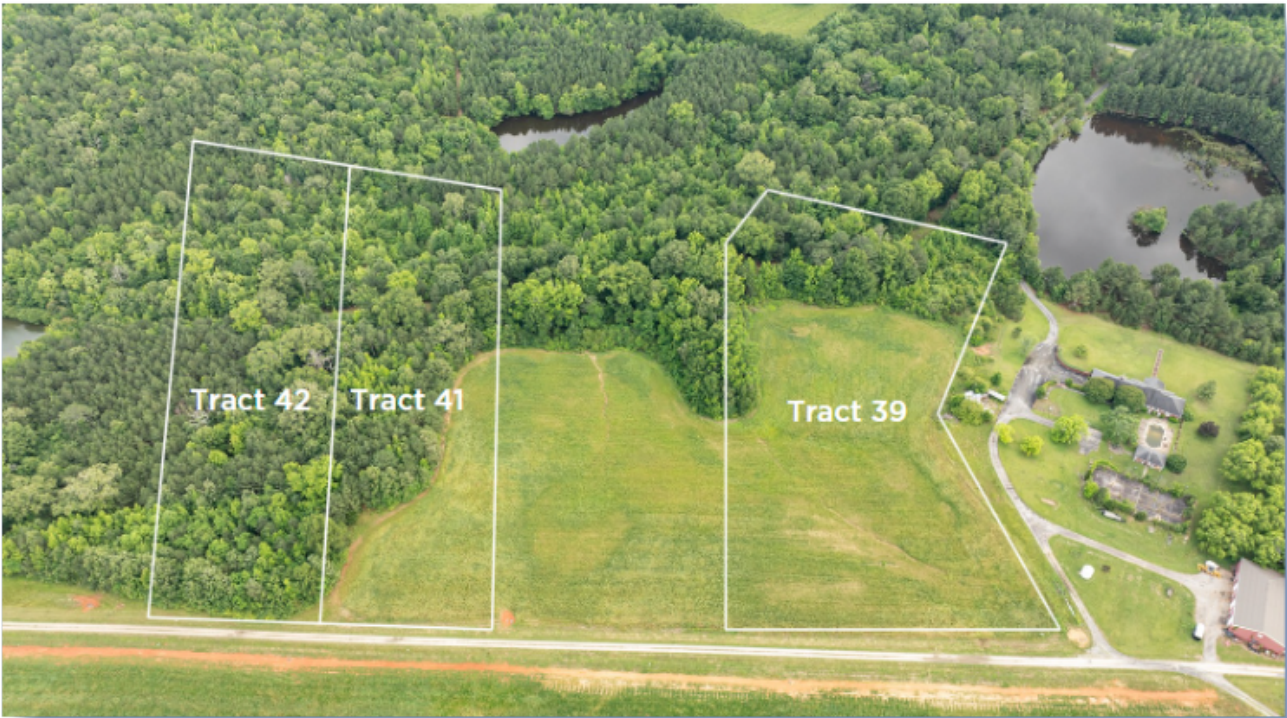
ttaylor@reedypg.com



Parcel Overview

Bush River

REEDY



Lot	Size	Price
39	±5.82 Acres	\$65k
41	±5.15 Acres	\$65k
42	±5.93 Acres	\$65k

Property Summary

Bush River Road

Bush River Ranch is a plantation offering worthy outdoorsman and dream home builders a rare opportunity to take a piece for themselves. Bush River Ranch provides unique countryside living with recreational opportunities that most buyers only see on the big screen. Located just ± 18 minutes outside of Downtown Newberry, these tracts offer scenic landscapes, stunning water features, premier pastureland, mature hardwoods and timber, abundant wildlife, and so much more. Contact us today while these lots last!

Additional Noteworthy Information:

- Excellent visibility and location
- Topography: Rolling
- Wooded acreage and pastureland
- Zoned for Reuben Elementary, Newberry Middle, and Newberry High School
- Utilities: Power and Septic Capability
- Acreage and utility to be verified by Buyer or Buyer's agent
- Subject to recorded Covenants and Restrictions



Sale Price:
\$65,000



Lot Sizes:
 ± 5 - ± 6 Acres



± 18 minutes from
Newberry, SC



± 26 minutes from
Laurens, SC



± 1 hour from
Greenville, SC



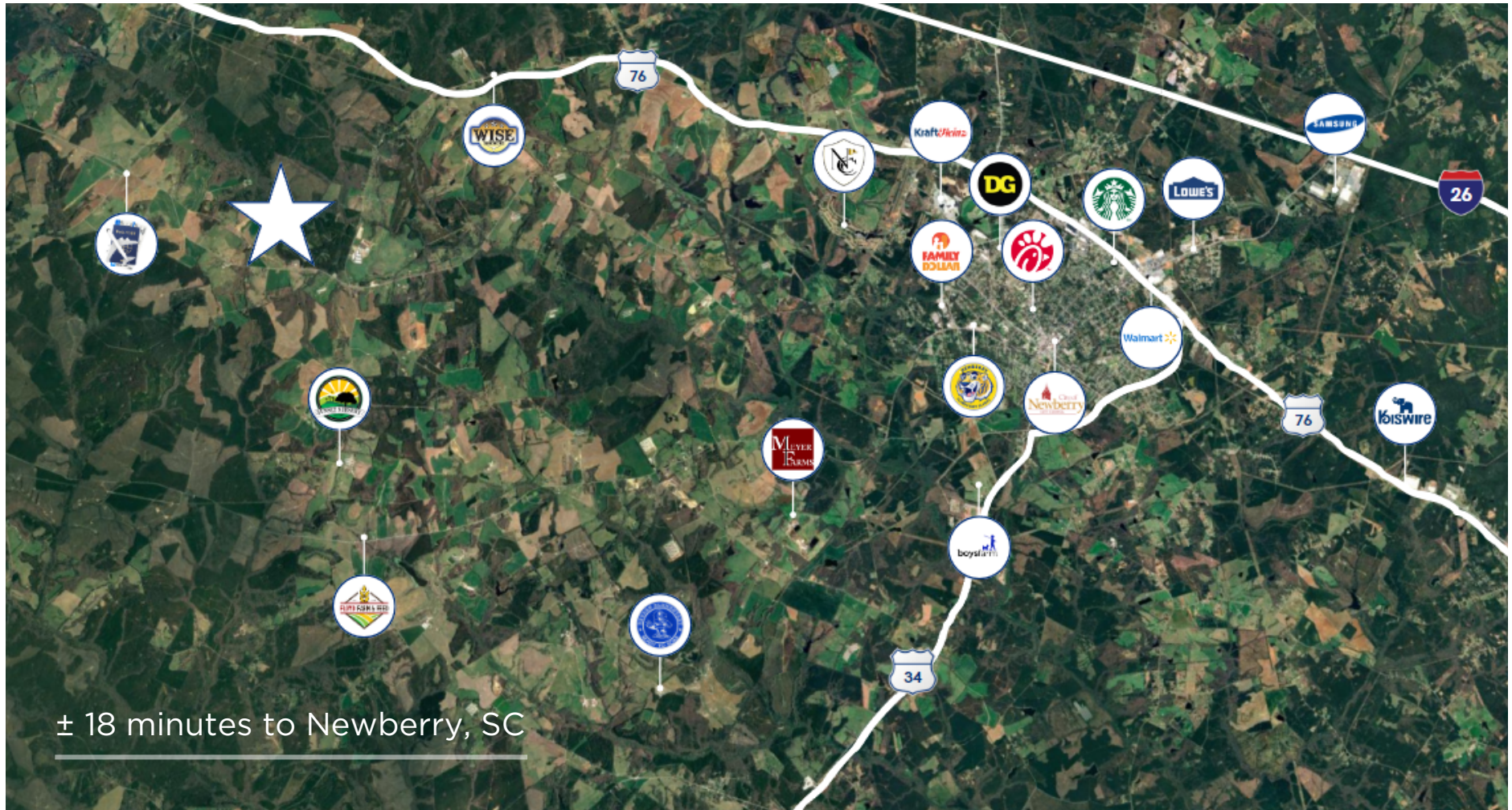
± 1 hour from
Columbia, SC



Local Amenities

Bush River

REEDY



Local Amenities

Bush River

REEDY



Confidentiality & Disclaimer

REEDY

All materials and information received or derived from Reedy Property Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Reedy Property Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Reedy Property Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.

