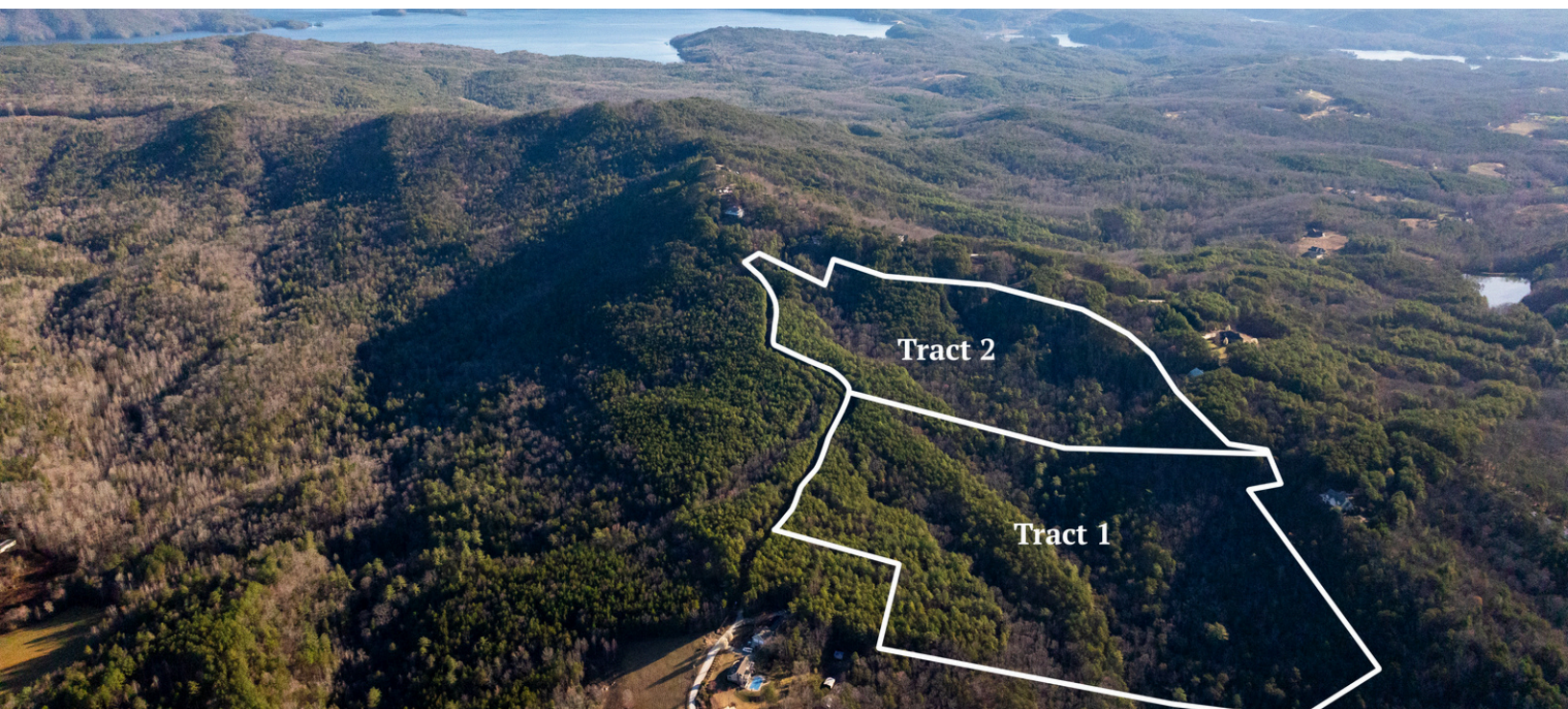


# FOR SALE

± 28 UNRESTRICTED ACRES IN OCONEE COUNTY, SC



002 Smeltzer Mountain Road, Salem, SC 29676

## PROPERTY AND LOCATION HIGHLIGHTS

- Oconee County TMS#: p/o 045-00-02-009
- Best Use: Single Family/Recreational/Development
- Road Frontage: Smeltzer Mountain Road
- Topography: Sloping
- Zoning: 111 - Unclassified Farm / Ag
- Natural Features: Creek, hardwoods, and pines
- Possible Utilities: Power and Septic
- Mountain views
- Nearby attractions include: Lake Jocassee, Lake Keowee, hiking trails, waterfalls, and state parks
- Endless outdoor opportunities nearby
- \*Acreage and Utility to be Verified by Buyer or Buyer's Agent

## OFFERING SUMMARY

**Lot Size:** ± 28 Acres

**Sale Price:** \$249,000.00



CHASE STYLES

864.365.5440

cstyles@reedypg.com

TYLER WHIMS

864.430.4507

twhims@reedypg.com

REEDY PROPERTY GROUP

301 N. Main Street, Suite 501

Greenville, SC 29601

reedylanco.com



# 002 Smeltzer Mountain Road Salem, SC 29676



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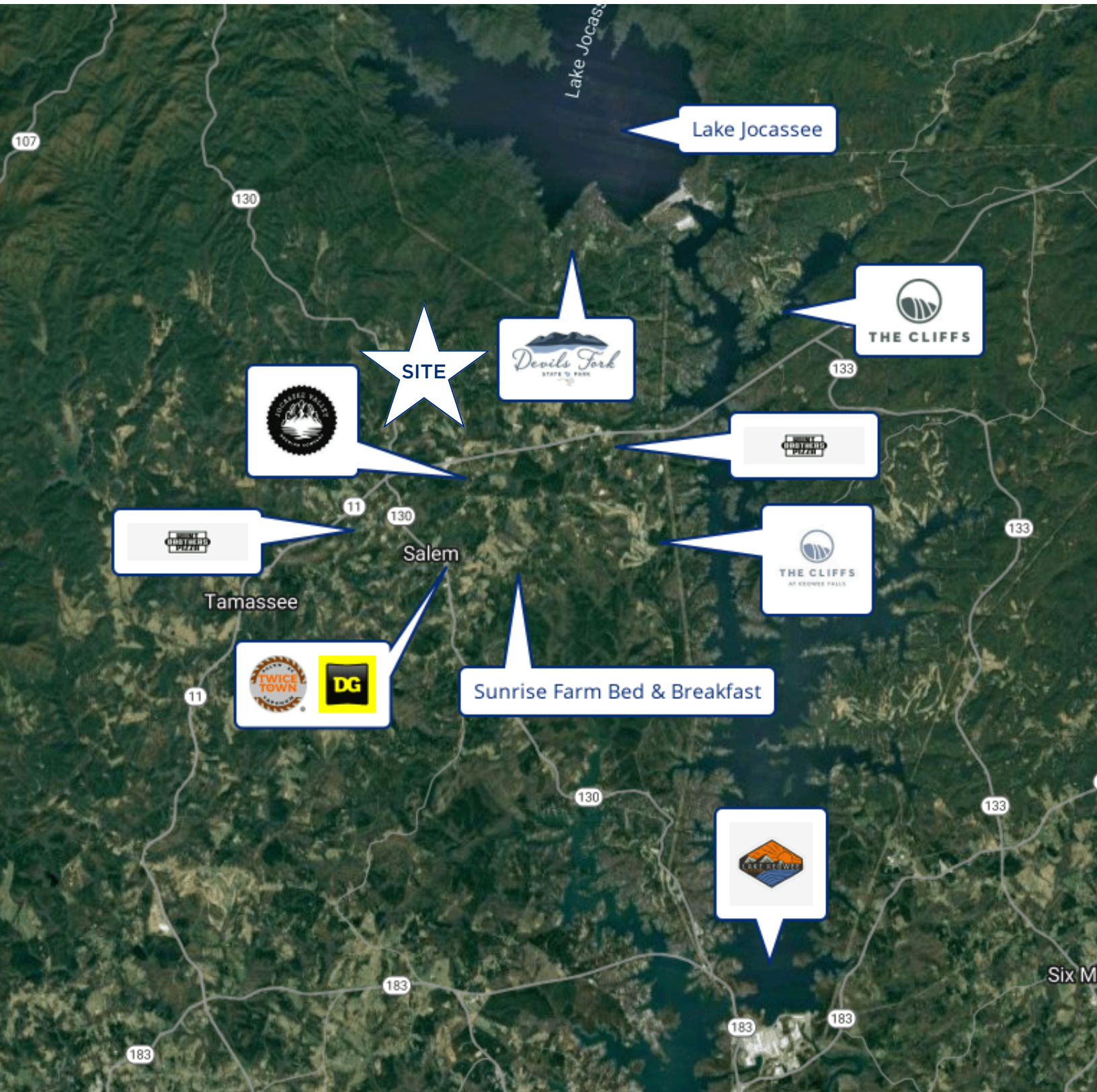
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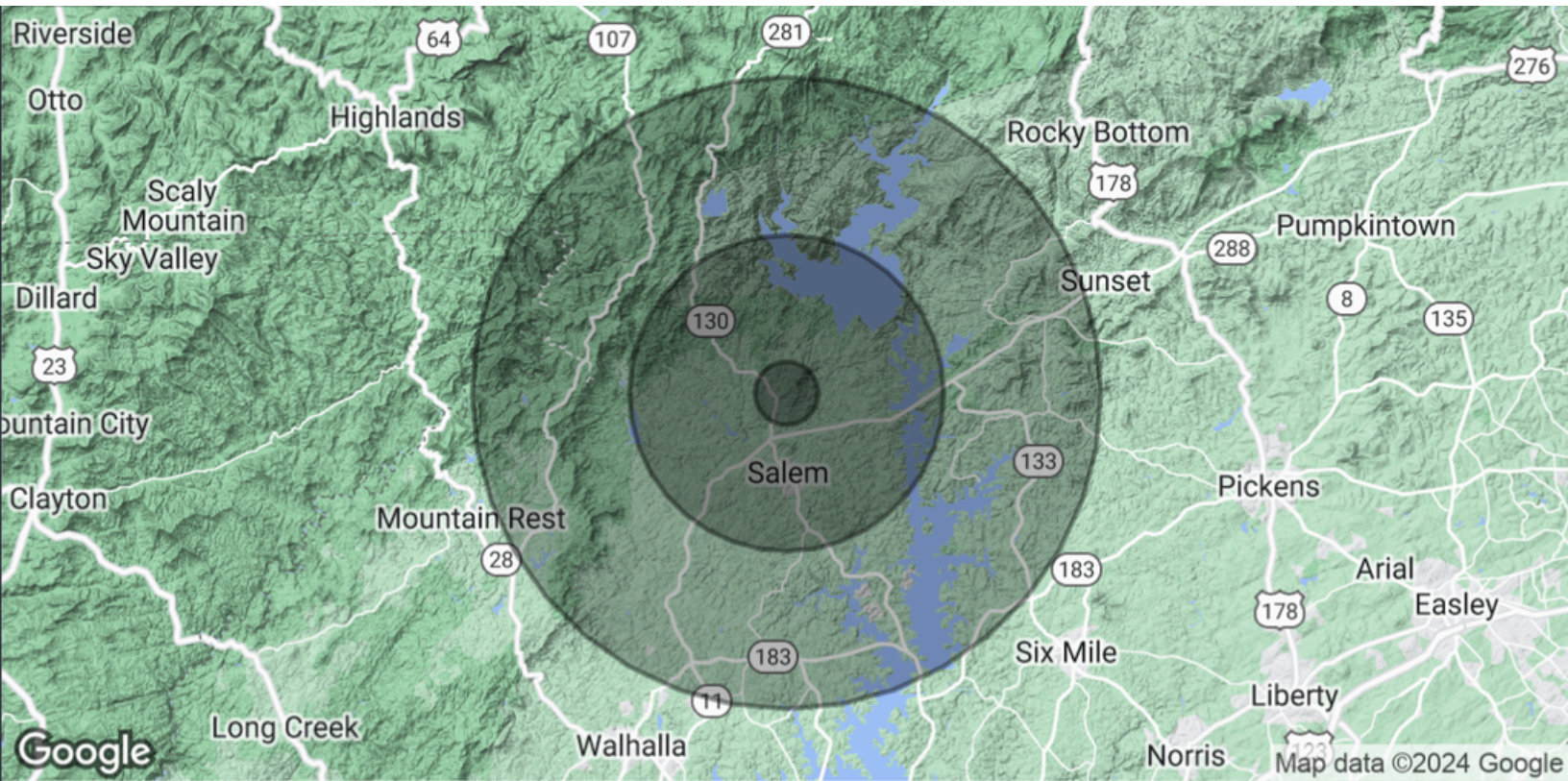
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	54	3,143	16,077
Average Age	53.0	48.8	51.2
Average Age (Male)	55.4	51.6	49.0
Average Age (Female)	52.7	49.7	53.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	42	1,701	9,845
# of Persons per HH	1.3	1.8	1.6
Average HH Income	\$49,259	\$108,719	\$76,100
Average House Value	\$254,180	\$304,161	\$335,230

2020 American Community Survey (ACS)