



Listing Summary

# Hartwell Crest

1817 Dobbins Road | Townville, SC 29689



## Property Summary

For generations, Hartwell Crest has served as prime agricultural and recreational land. Sitting just  $\pm 4.5$  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 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.

## Property Details

- A portion of Anderson County TM #180008006
- 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
- Phase II Lots have water and cable in ground
- *\*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:**  
Varies Per Lot



**Lot Size:**  
Varies Per Lot



$\pm 20$  minutes from  
Clemson, SC



$\pm 23$  minutes from  
Pendleton, SC



$\pm 25$  minutes from  
Anderson, SC



$\pm 43$  minutes from  
Greenville, SC

# Parcel Overview

Hartwell Crest | Phase I

*Contact Broker for Lot Availability*



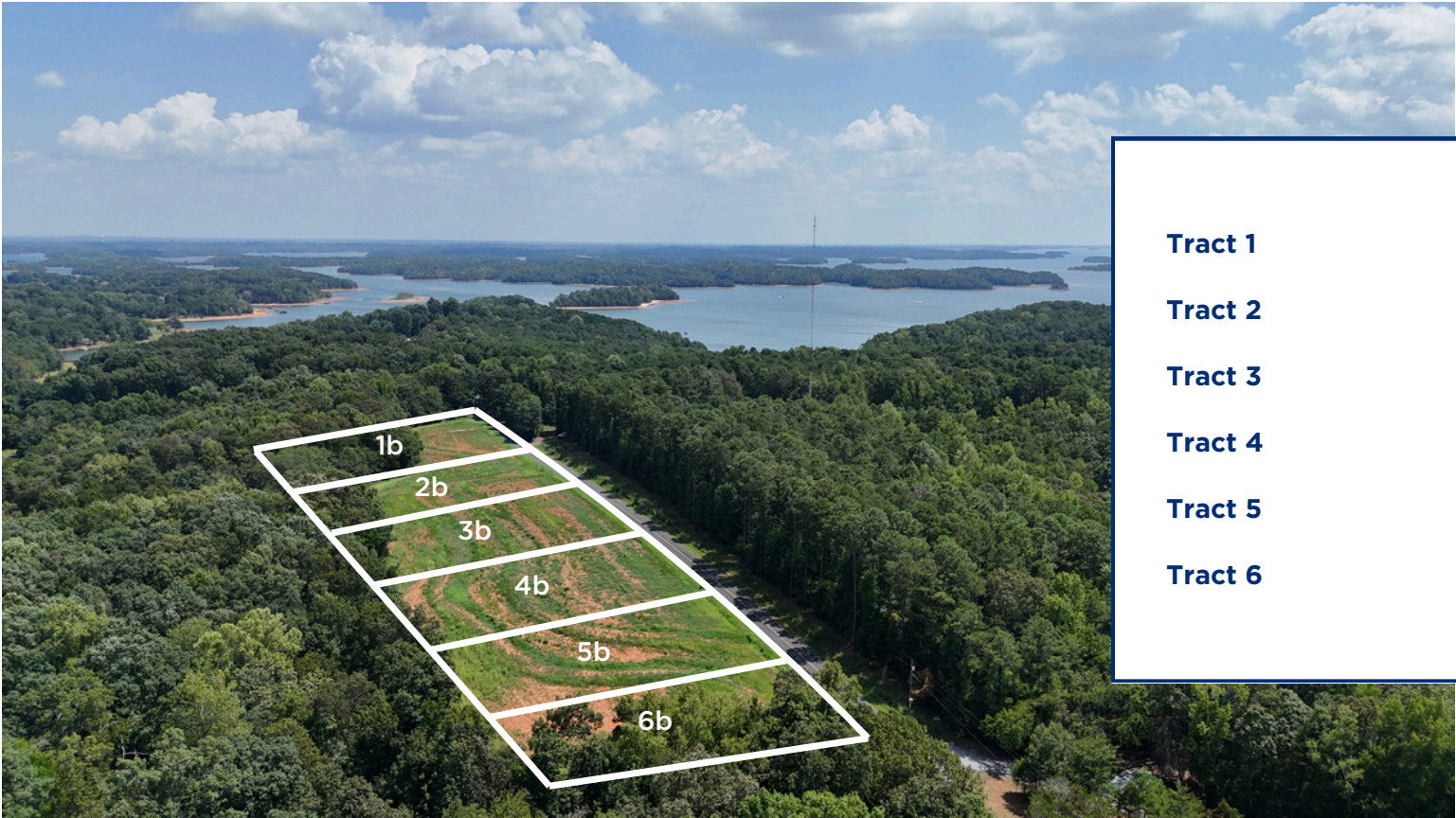
<b>Tract 1</b>	±7.19 Acres
<b>Tract 2</b>	±7.20 Acres
<b>Tract 3</b>	±6.79 Acres
<b>Tract 4</b>	±6.17 Acres
<b>Tract 5</b>	±6.52 Acres
<b>Tract 6</b>	±6.71 Acres
<b>Tract 7</b>	±25 Acres
<b>Tract 8</b>	±25 Acres
<b>Tract 9</b>	±25 Acres

# Parcel Overview

Hartwell Crest | Phase II

REEDY

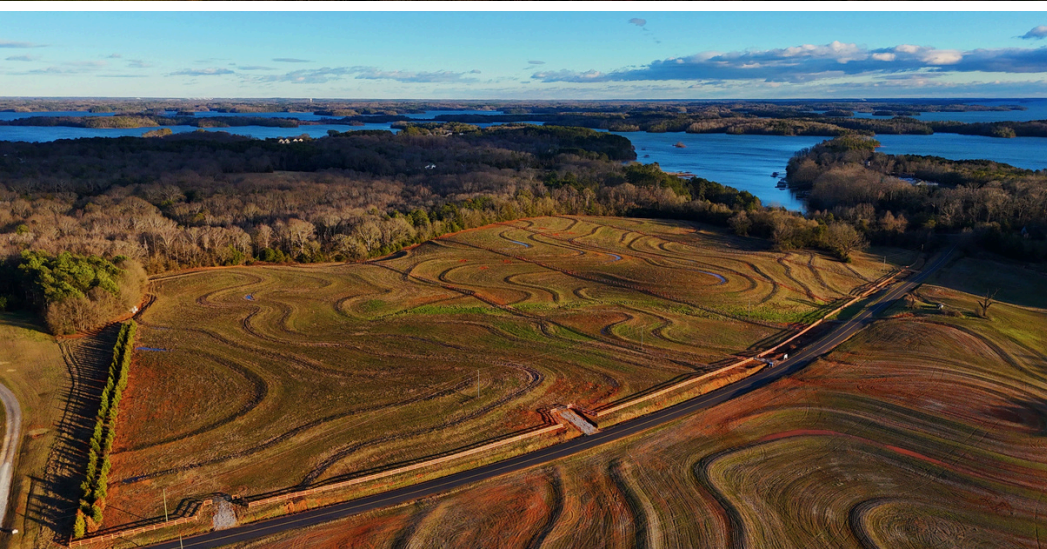
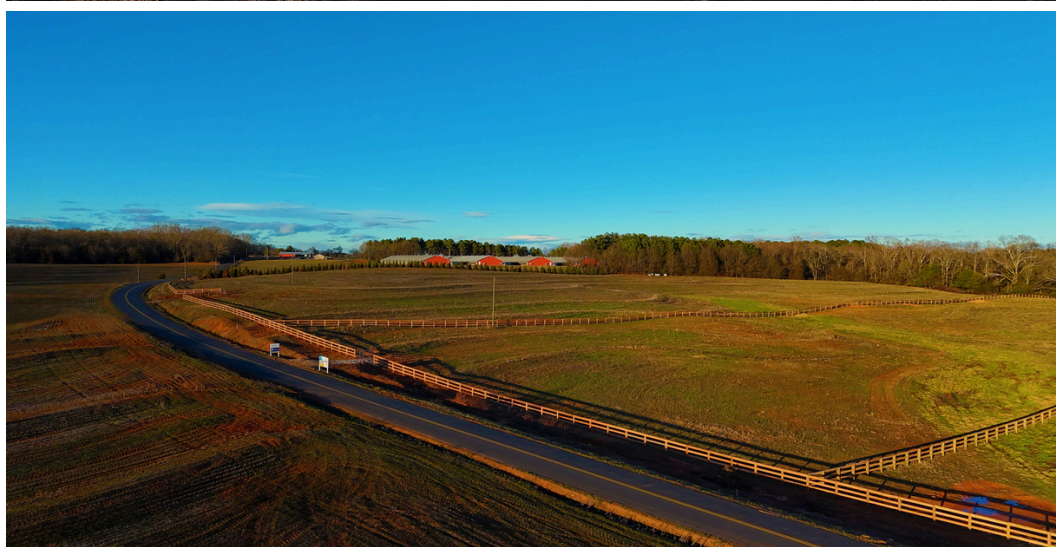
Contact Broker for Lot Availability



Tract 1	±2.48Acres
Tract 2	±2.42 Acres
Tract 3	±2.45 Acres
Tract 4	±2.56 Acres
Tract 5	±2.64 Acres
Tract 6	±2.81 Acres



# Phase I Property Photos





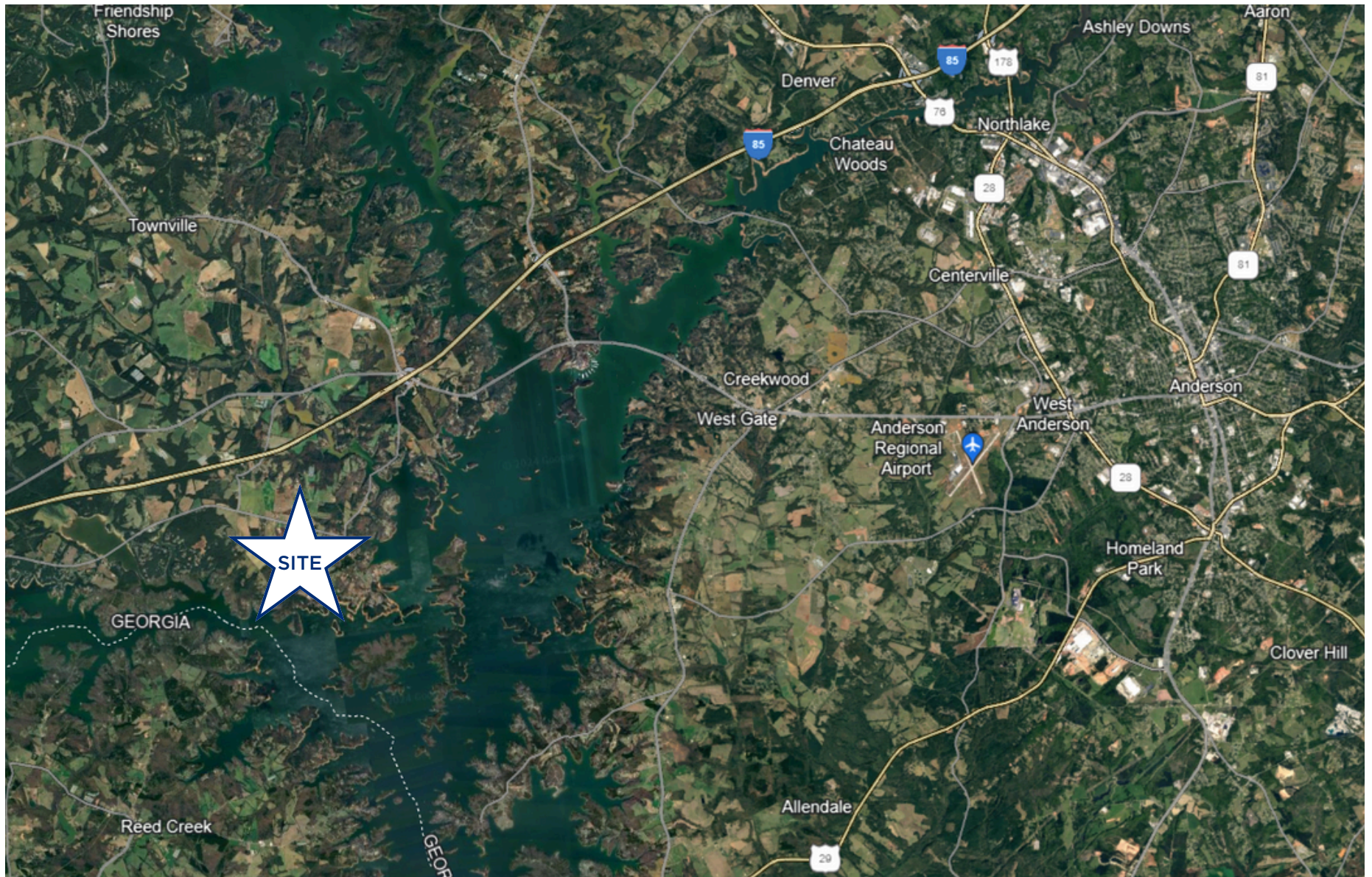




# Municipality Map

Upstate, SC

REEDY





# Anderson District Four

Market Data | *Niche*

REEDY



**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



# Confidentiality & Disclaimer

REEDY

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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.





# Who We Are

Reedy Land Co

## 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.

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