



REEDY LAND CO.

# 40 Hippy Lane

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Greenville, SC 29669



## Property Summary

Are you looking to be a part of the growing Southern Greenville County community? Are you tired of being in your subdivision and wanting some breathing room? Well then 40 Hippy Lane is the perfect spot for you! This  $\pm 25$ -acre unrestricted estate has a great mixture of pines and hardwoods, pasture towards the front of the property and a creek at the back of the property! It also comes with a  $\pm 2,400$ sqft brick house, a  $\pm 1,000$  sqft secondary house, and a  $\pm 1,200$ sqft shop! The  $\pm 2,400$ sqft house was built in 2012 and has 4 bedrooms, 2 full bathrooms and 2 half bathrooms. It has two new HVAC units and for utilities it has a well, septic and propane! The secondary house is a 2 bedroom and 2 bathroom that is also on well, septic and propane! Hippy Lane is a private road so future homeowners will be responsible for maintaining the road! Come be a part of this growing community and plant your roots!



**Sale Price:**  
\$985,000



**Lot Sizes:**  
 $\pm 25.194$  Acres

## Property Details

- Creek
- Mix of hardwoods and pines
- Pasture
- Private road access
- $\pm 2,400$  sqft house
  - 4 bed
  - 2 full baths and 2 half baths
- $\pm 1,000$  sqft second home
- $\pm 1,200$  sqft shop
- $\pm 9$  minutes to Happy Cow
- $\pm 12$  minutes to City Scape Winery
- $\pm 15$  minutes to Fairview Road
- *\*\*Acreage and utility to be verified by Buyer and/or Buyer's Agent*



$\pm 20$  minutes to  
Simpsonville, SC



$\pm 30$  minutes from  
Greenville, SC



# Parcel Overview

40 Hippy Lane

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# Property Photos

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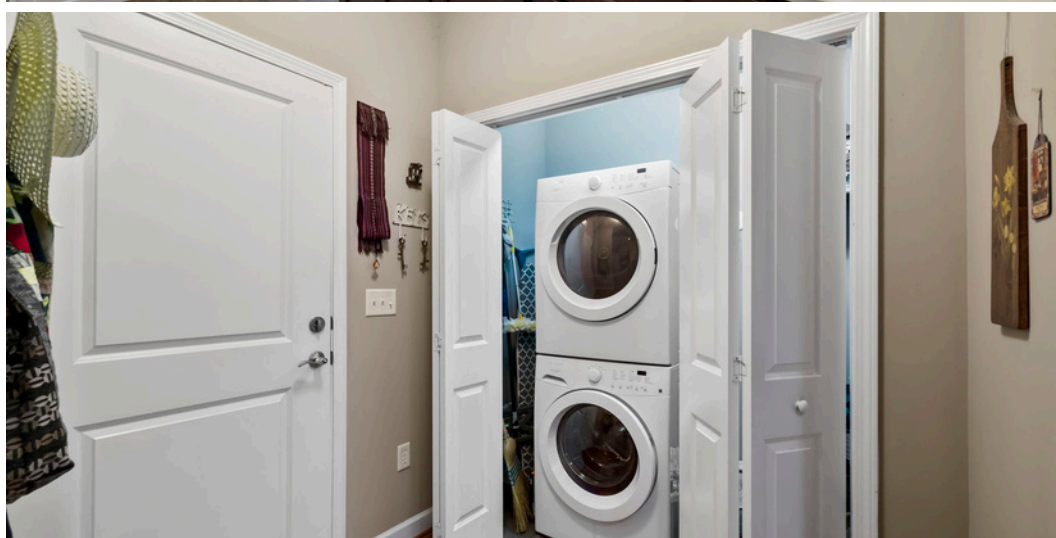
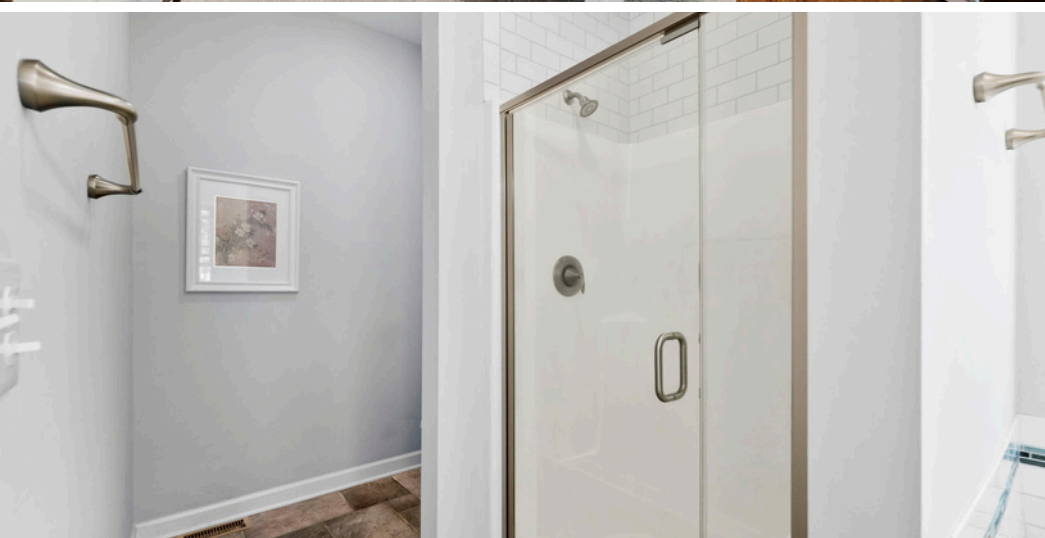




# Property Photos









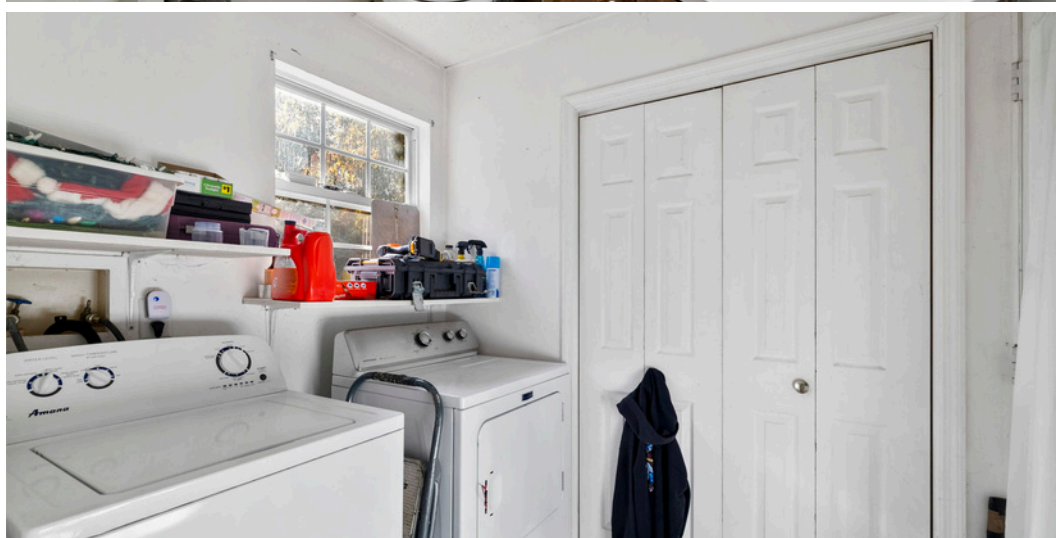
# Property Photos

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# Property Photos









# Municipality Map

Pelzer, SC

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# Confidentiality & Disclaimer

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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

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.

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