



FOR SALE

±10.6 Unrestricted Acres in Laurens County

 **REEDY**
LAND CO.
A DIVISION OF REEDY PROPERTY GROUP

Parcel Overview

00 Skippers Lodge Road Cross Hill, SC 29332

Laurens County TMS#: 549-00-00-013



00 Skippers Lodge

Cross Hill, SC 29332

Property Highlights

- ±460 feet of paved frontage on Skippers Lodge Road
- Wooded acreage with loblolly pines and some mature hardwoods
- Level topography
- Several potential homesites
- Good hunting for deer and wild turkey
- Power, phone, and internet available
- Well and septic will be required for water/wastewater
- Seller willing to subdivide with a minimum of 5 acres



Location Highlights

- ±5 minutes from Lake Greenwood boat ramps
- ±10 minutes to the Town of Cross Hill
- Several restaurants nearby including Fat Daddy's BBQ, the Country Cafe, Skipper's on Lake Greenwood and Mayberry Diner
- Less than ±30 minutes to Clinton, SC and Greenwood, SC
- Laurens District 56 Schools



Offering Summary

Lot Size: ±10.6 Acres

Sale Price: \$115,000.00

Acreage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyers agent

Additional Photos



Map

Cross Hill, SC

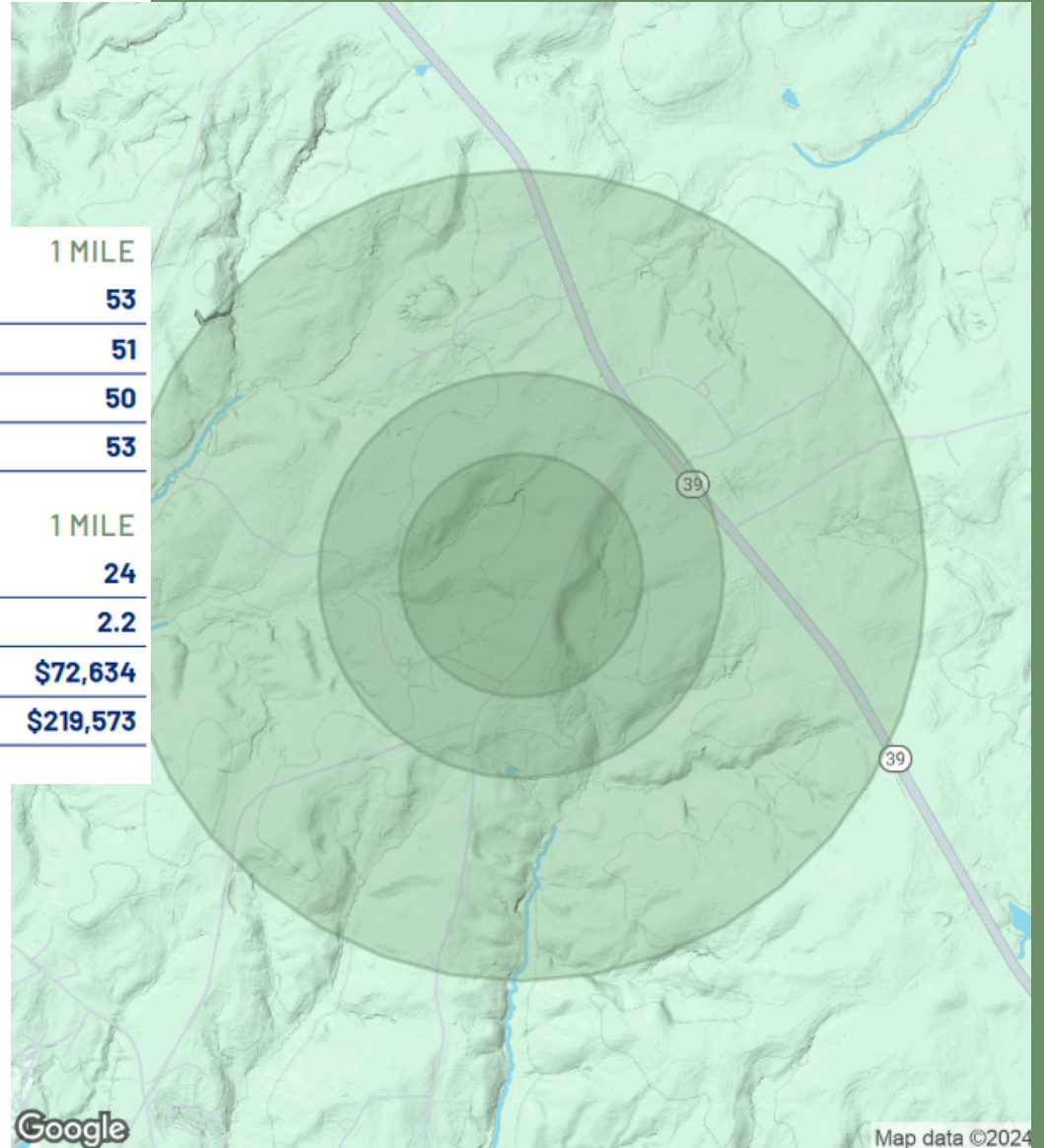


Local Demographics

Cross Hill, SC

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3	12	53
Average Age	52	51	51
Average Age (Male)	50	49	50
Average Age (Female)	53	52	53
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	6	24
# of Persons per HH	1.5	2	2.2
Average HH Income	\$72,641	\$72,566	\$72,634
Average House Value	\$219,570	\$219,598	\$219,573

Demographics data derived from AlphaMap



Contact Information

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.



John Stillwell

864-414-1879

jstillwell@reedypg.com

