



FOR SALE

±19.64 Acres in Spartanburg County

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

Parcel Overview

00 Hwy 92 | Enoree, SC 29335

Spartanburg County Tax ID: 4-61-00-026.00



00 Hwy 92

Enoree, SC 29335

Property Highlights:

- Gentle topography
- Creek
- Potential for pond
- Dual road frontage access
- Abundant wildlife
- Hardwoods on site

Location Highlights:

- ±10 minutes to Woodruff
- ±15 minutes to Three Pines Country Club
- ±20 minutes to Spartanburg
- ±20 minutes to Laurens
- Directly off of Hwy 26

Offering Summary

Size: ±19.64 AC

Sale Price: \$275,000

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

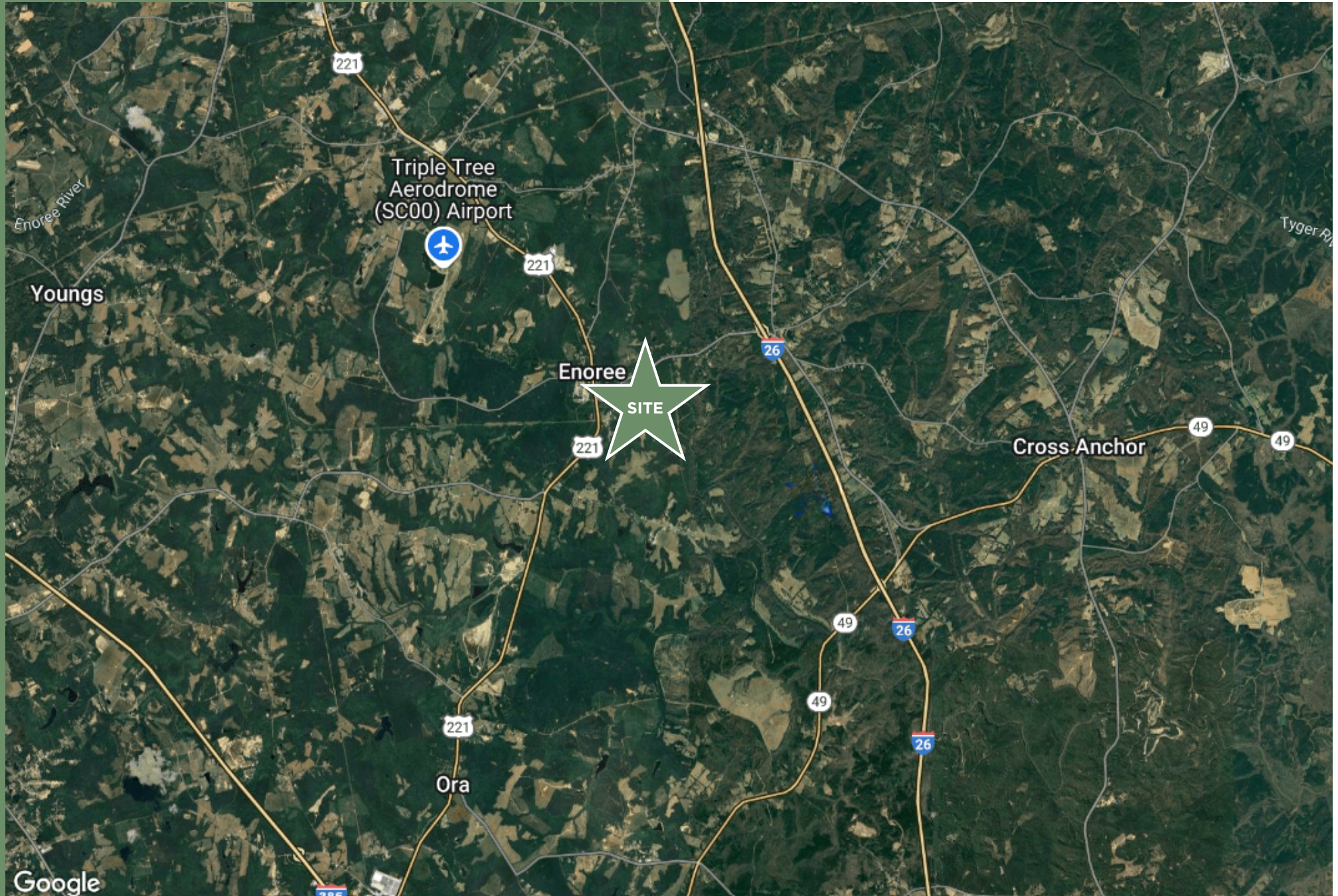


Photos



Map

Enoree, SC



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.



Contact Information

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.

Jacob Smith

864.979.9844

jsmith@reedypg.com



Tyler Whims

864.430.4507

twhims@reedypg.com

