



174 Bethany Bowersville Rd

Hartwell, GA 30643



REEDY
LAND CO.

Parcel Overview

174 Bethany Bowersville Rd
±51 Acres



Executive Summary

174 Bethany Bowersville Rd
±51 Acres

Property Highlights

- Quintessential estate located in Hartwell, GA
- ±3,956 sq ft home situated on ±51 scenic acres
- Accessed via a beautiful tree-lined driveway
- Surrounded by open pastures and breathtaking views
- ± 1.25 acre pond with dock
- Welcoming front porch and 2-story foyer
- Spacious living room and custom kitchen with hardwood floors
- Primary suite located on the main floor
- Three additional bedrooms and two full baths upstairs
- Bonus room over the garage
- Peaceful back deck

Location Highlights

- ±5 minutes to Downtown Hartwell
- ±10 minutes to Lake Hartwell
- ±1 hour to Greenville, SC
- ±2 hours to Atlanta, GA

Offering Summary

Lot Size:	±51 Acres
House Size:	±3,956 sq ft
Sale Price:	\$1,300,000

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



Photos



Photos

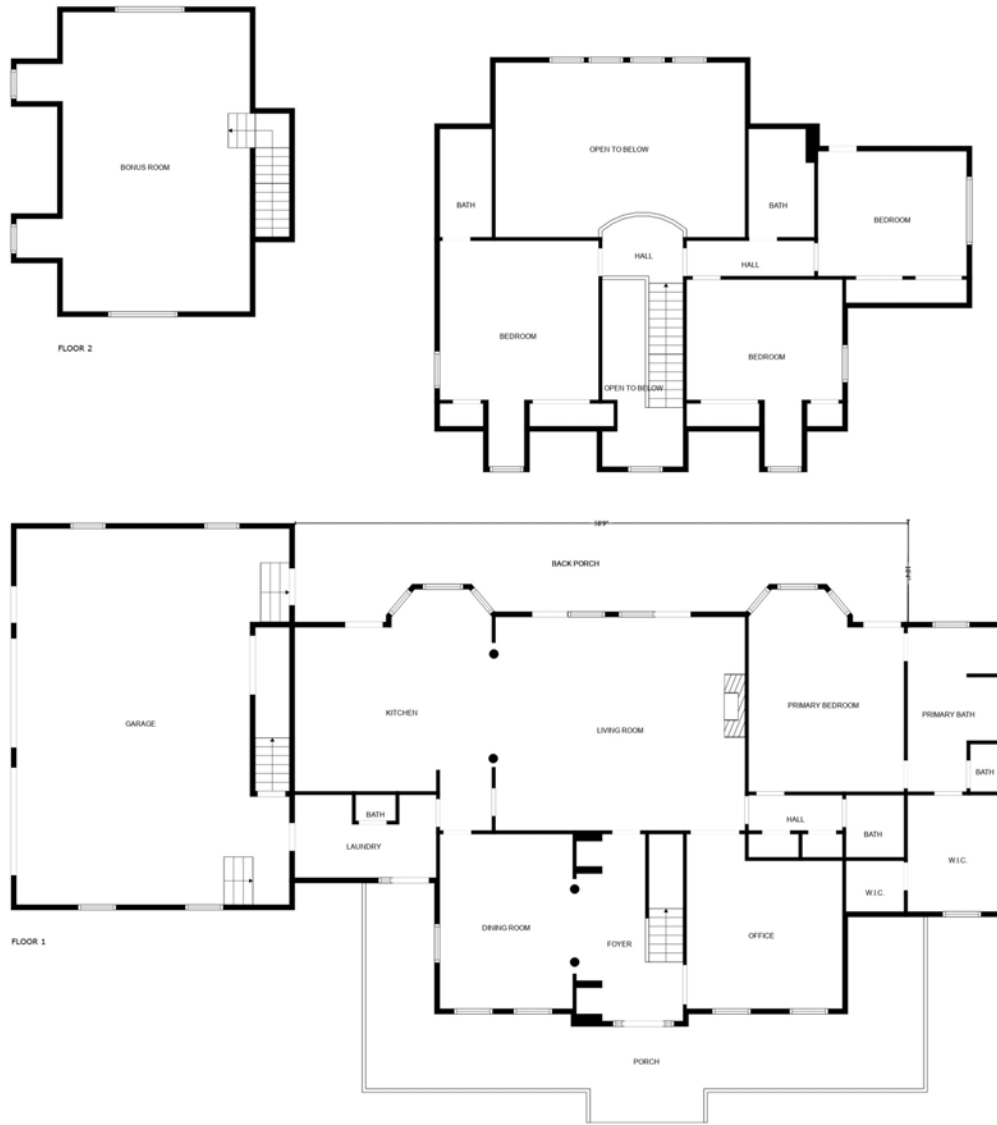


Photos



Floor Plan

174 Bethany Bowersville Rd
±3,956 sq ft



Local Retailers & Amenities

Hartwell, GA



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.

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