

Chapman Branch Farms

±14.35-±18.71 Acre Residential Sites in Pelzer, SC

Parcel Overview

Chapman Branch Farms Lot 1

217 West Chapman Road | Greenville TMS#: 0598010100600

±17.68 Acres
\$495,000



Parcel Overview

Chapman Branch Farms Lot 2

221 West Chapman Road | Greenville TMS#: 0598010100601

±18.71 Acres
\$500,000



Parcel Overview

Chapman Branch Farms Lot 3

225 West Chapman Road | Greenville TMS#: 0598010100602

±14.36 Acres
\$450,000

Future Paved Road Access

Property Overview

Chapman Branch Farms

Property Highlights

- A blend of hardwoods and pines
- Chapman Branch Creek frontage
- Ready-to-build homesites, complete with perc tests and DHEC permits
- Conveniently located near Highway 25

Location Highlights

- ±5 min to Happy Cow Creamery
- ±7 min to City Scape Winery
- ±20 min to Target, Chick-Fil-A, and Publix
- ±20 min to Fountain Inn
- ±30 min to Simpsonville
- ±35 min to Greenville

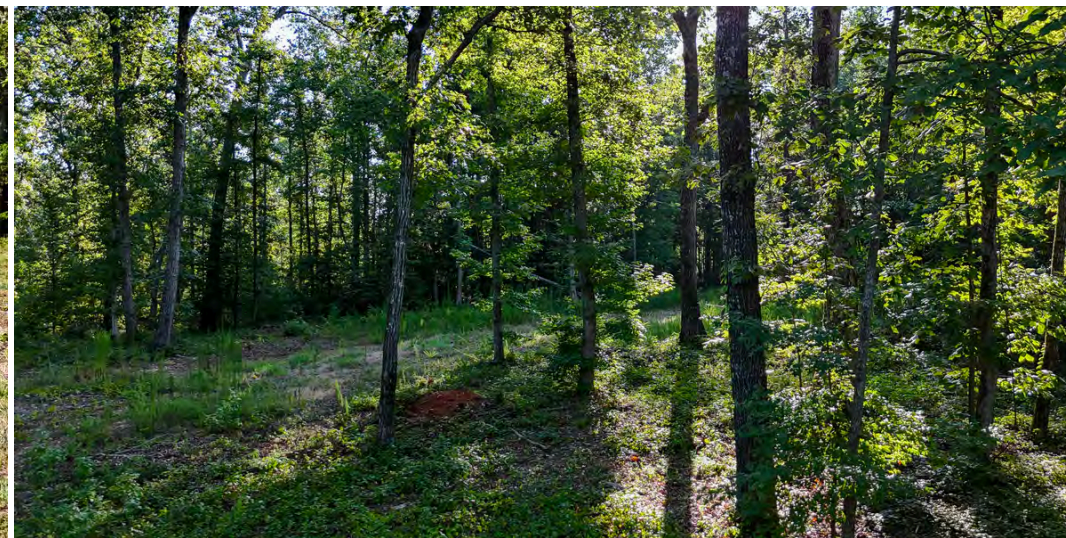
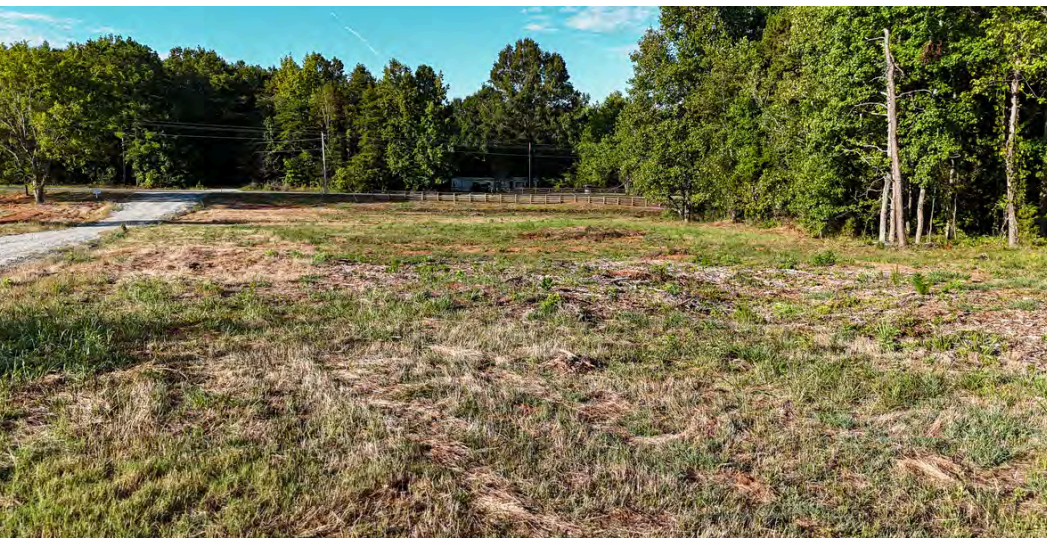
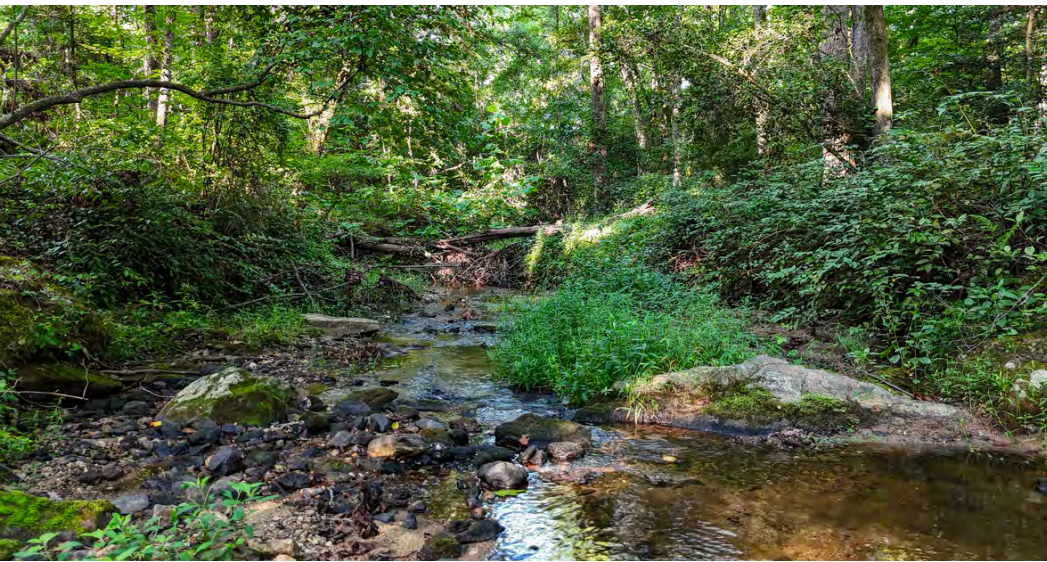
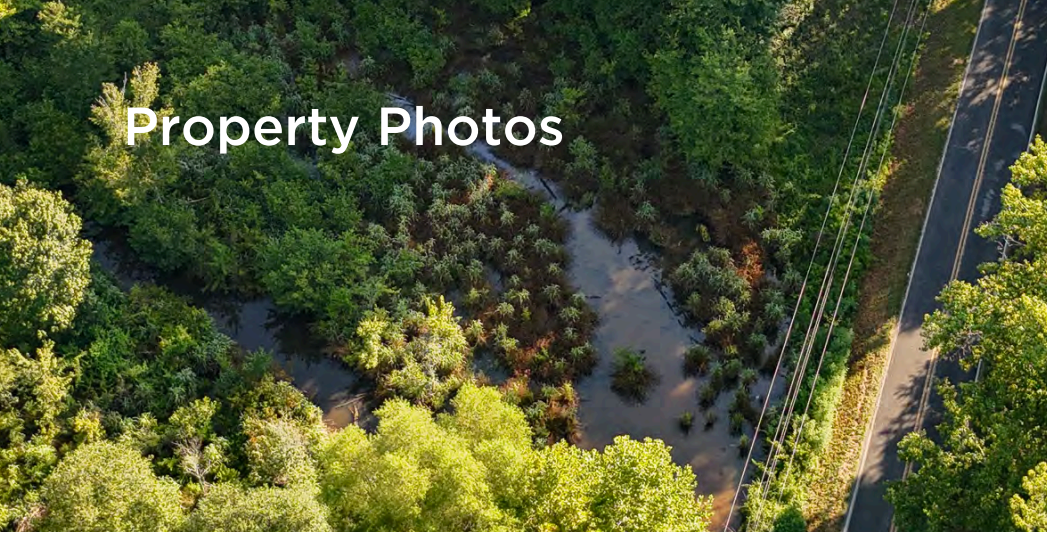
Offering Summary

Lot 1:	±17.68 Acres \$495,000.00
Lot 2:	±18.71 Acres \$500,000.00
Lot 3:	±14.36 Acres \$450,000.00

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

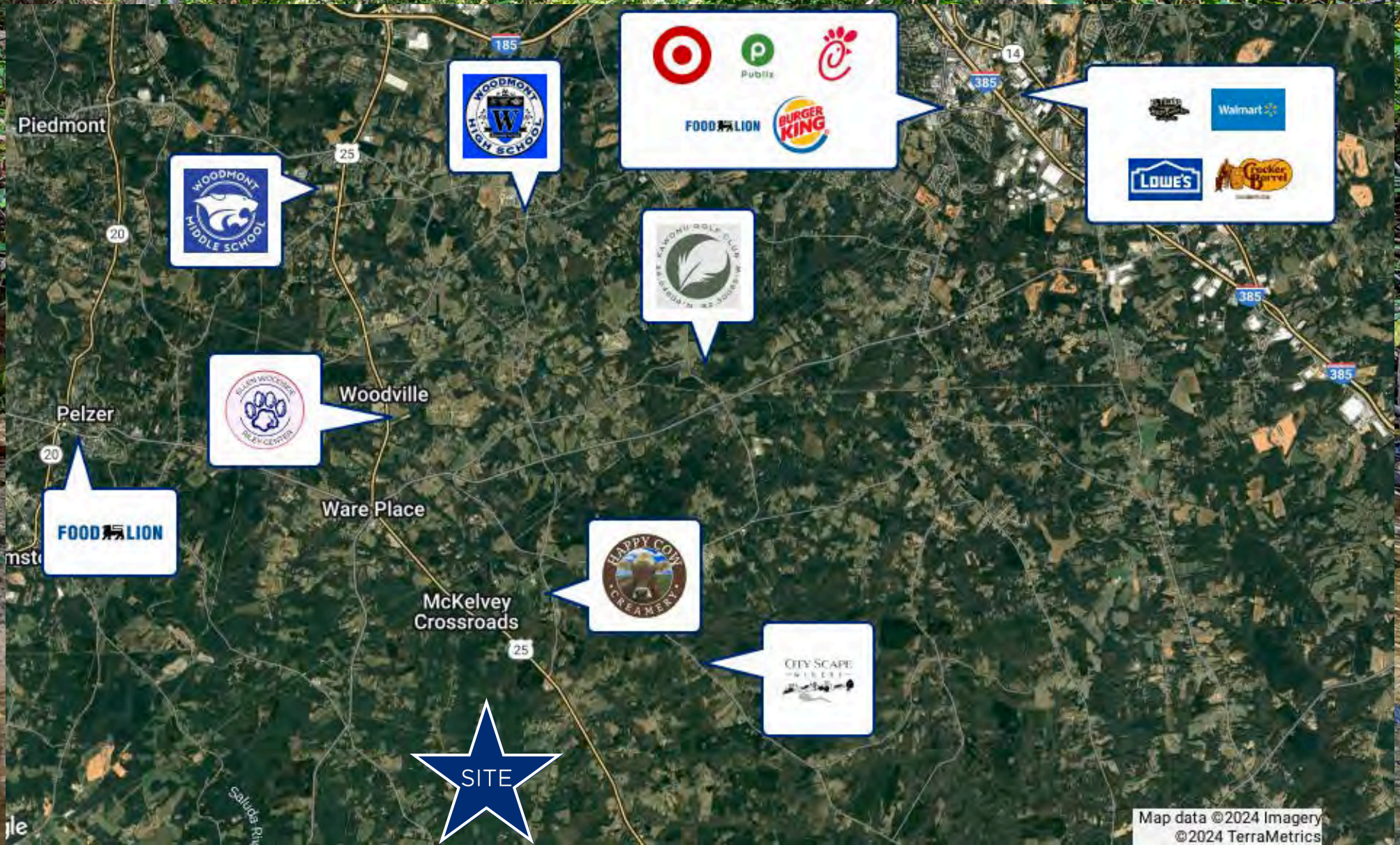


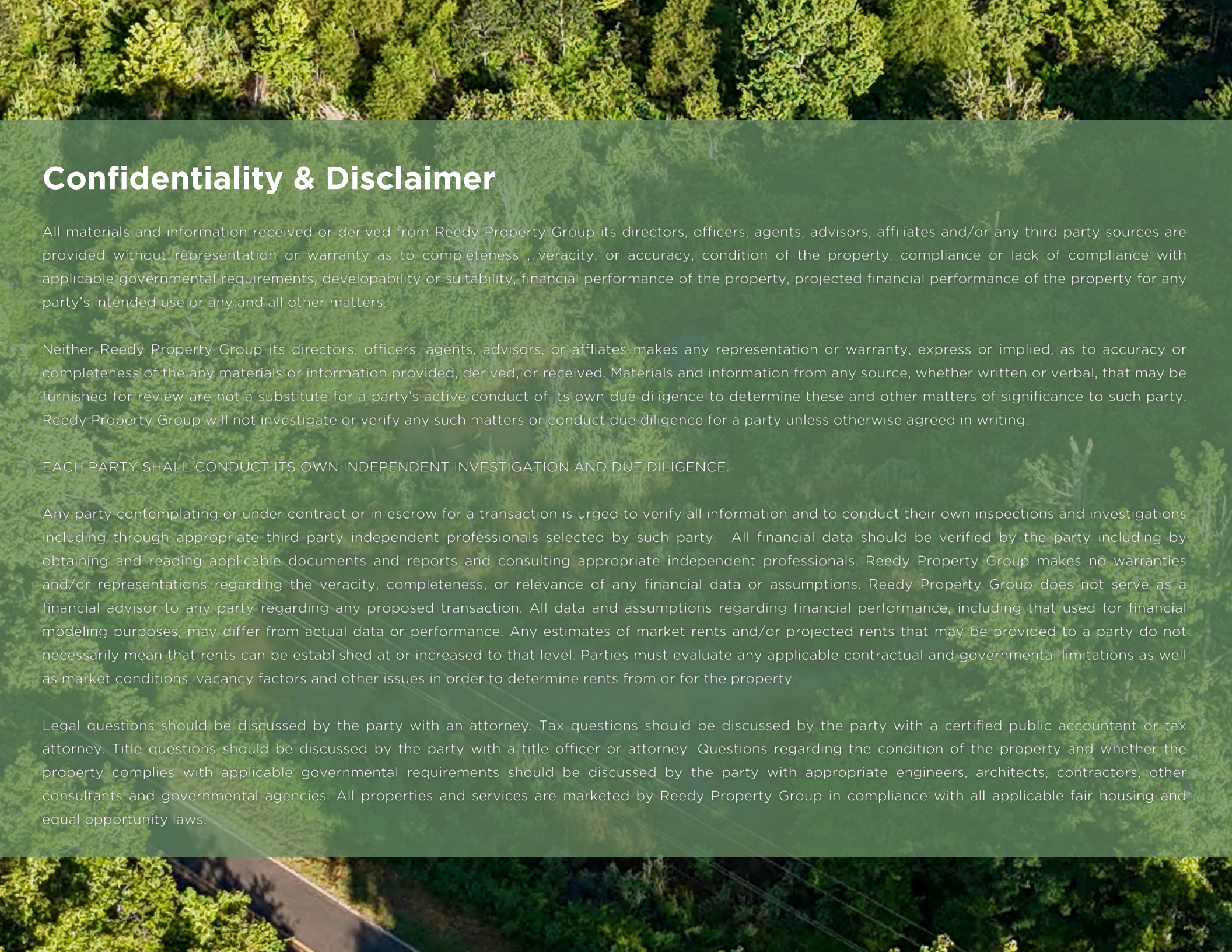
Property Photos



Map

Belton, SC





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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.

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