



00 Cove Nook

±21.37 Parcel Located Next to Lake Keowee

 | REEDY

LAND CO.

A DIVISION OF REEDY PROPERTY GROUP



Parcel Overview

00 Cove Nook | Six Mile, SC 29682
Pickens County Tax ID: 4038-00-79-3328

Property Overview

00 Cove Nook | Six Mile, SC 29682

REEDY

Property Highlights

- Located next to Lake Keowee
- Tucked away in a small community right off Walhalla Highway
- Beautiful homes surrounding the property
- Mature hardwoods

Location Highlights

- ±1 min to War Path Landing Boat Launch
- ±6 mins to Sunset Marina
- ±8 mins to Lighthouse Restaurant
- ±18 mins to Downtown Clemson
- ±50 mins to Downtown Greenville

Offering Summary

Lot Size: ±21.37 Acres

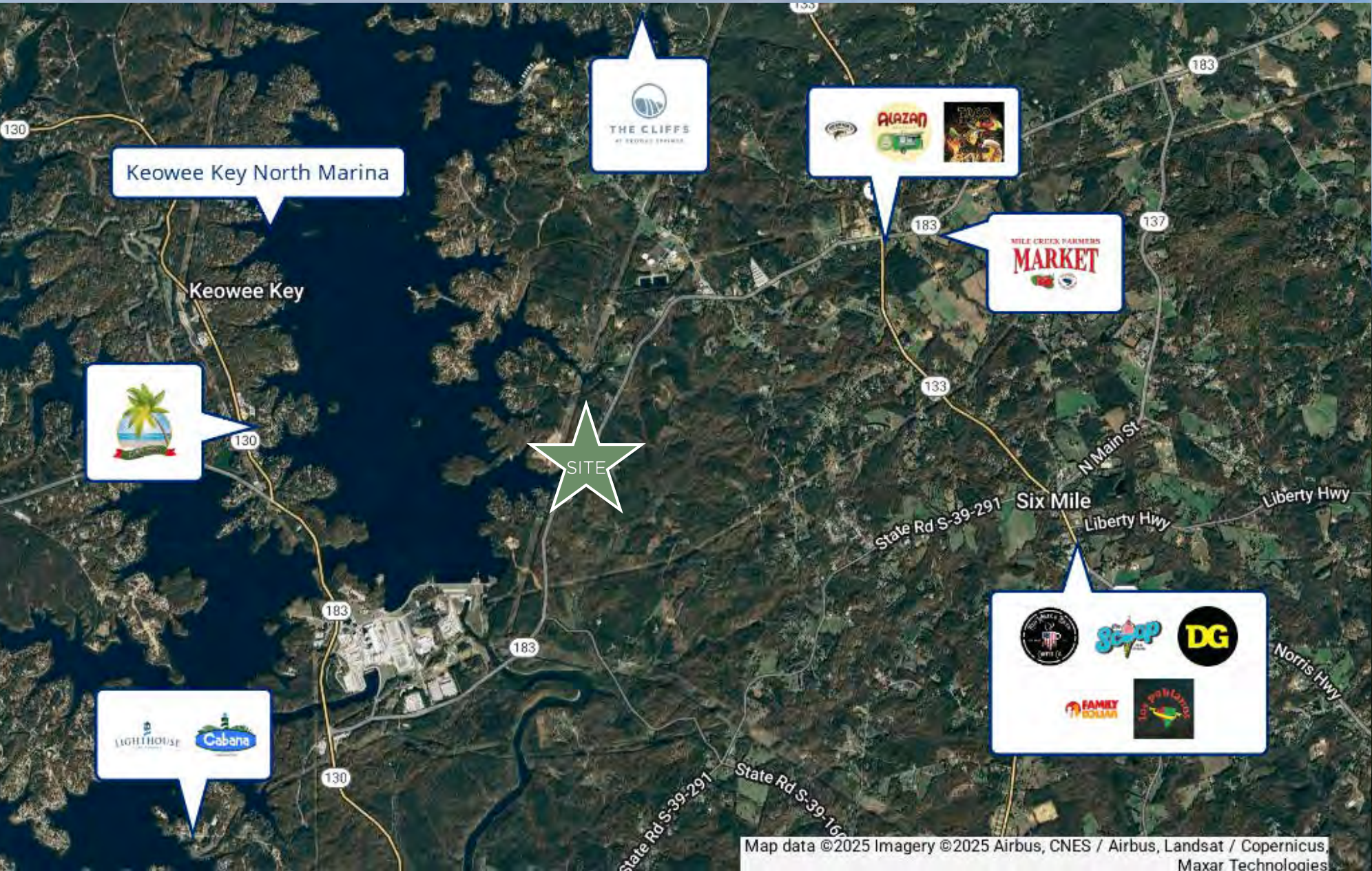
Sale Price: \$475,000



Map

Six Mile, SC

REEDY



Confidentiality & Disclaimer

Reedy Land Co.

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 Info

Reedy Land Co.

REEDY



Logan Mitchell

Associate

843-801-5309

lmitchell@reedypg.com



Chase Styles

Senior Associate

864-365-5440

cstyles@reedypg.com