



FOR SALE

±8 Acres with Lakefront Access



REEDY
LAND CO.

Executive Summary

02 Pinetree Road | Townville, SC 29689

Property Highlights

- Platform dock with new decking
- Dock features sufficient water depth to accommodate boat access
- Gently sloping topography
- Easy access to water
- Large parcel for homesite/multiple homesites

Location Highlights

- ±5 minutes off of Exit 11
- ±5 minutes from public boat ramp
- ±25 minutes to Downtown Clemson
- ±45 minutes to Downtown Greenville
- Anderson 4 School District:
 - Townville Elementary, Riverside Middle, Pendleton High

Offering Summary

Lot Size: ±8 Acres

Sale Price: \$550,000

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



Parcel Overview

02 Pinetree Road | Townville, SC 29689

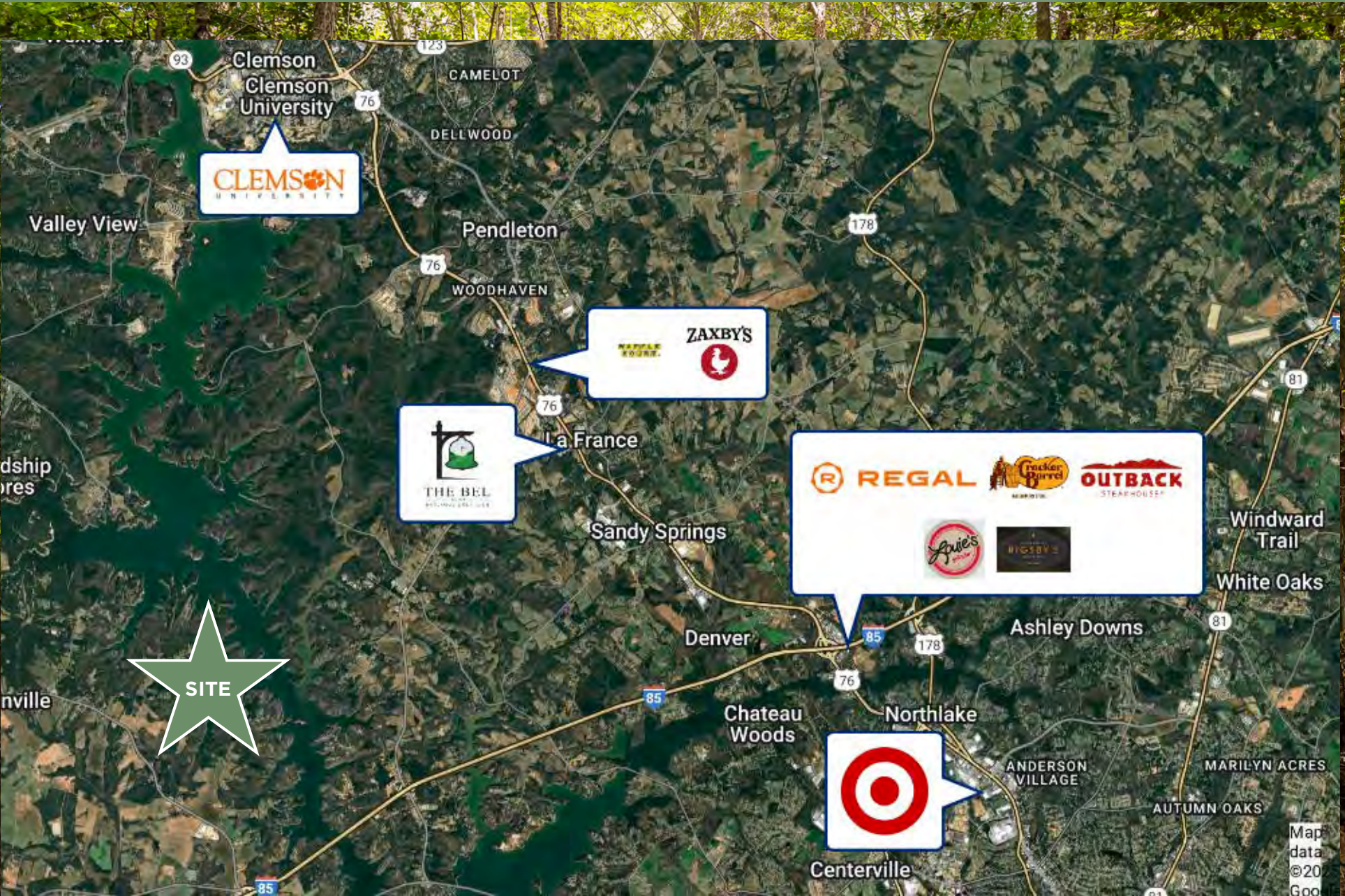


Property Photos



Retail Map

Townville, SC



Contact Info

Reedy Land Co.



Logan Mitchell

Associate

843-801-5309

lmitchell@reedypg.com

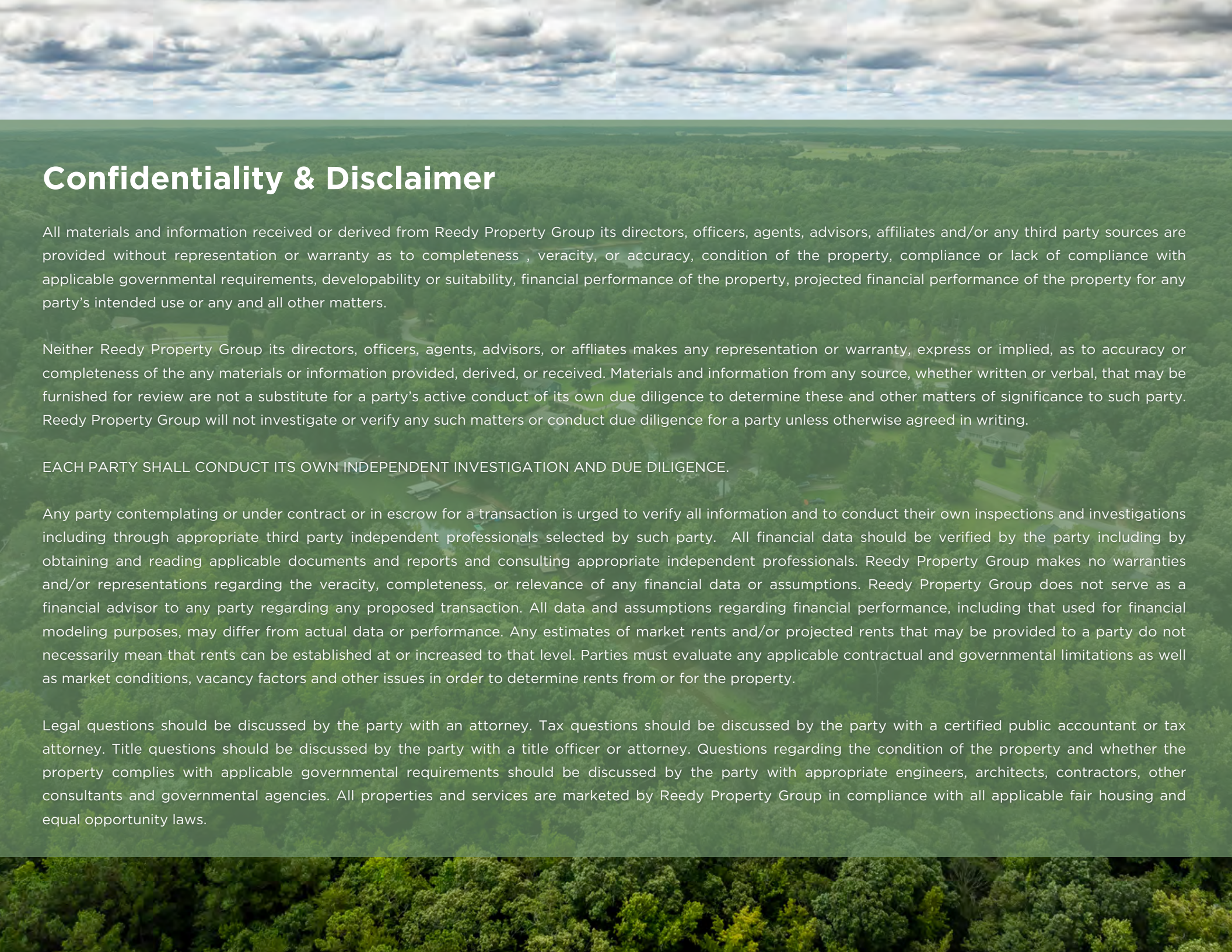


Tyler Whims

Senior Associate

864-430-4507

twhims@reedypg.com

An aerial photograph of a vast, dense green forest. In the upper portion of the image, a layer of white and grey clouds is visible against a blue sky. The forest below is a mix of various shades of green, with some lighter patches where the canopy is thinner. A few small, light-colored structures or clearings are scattered throughout the wooded area.

Confidentiality & Disclaimer

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.