

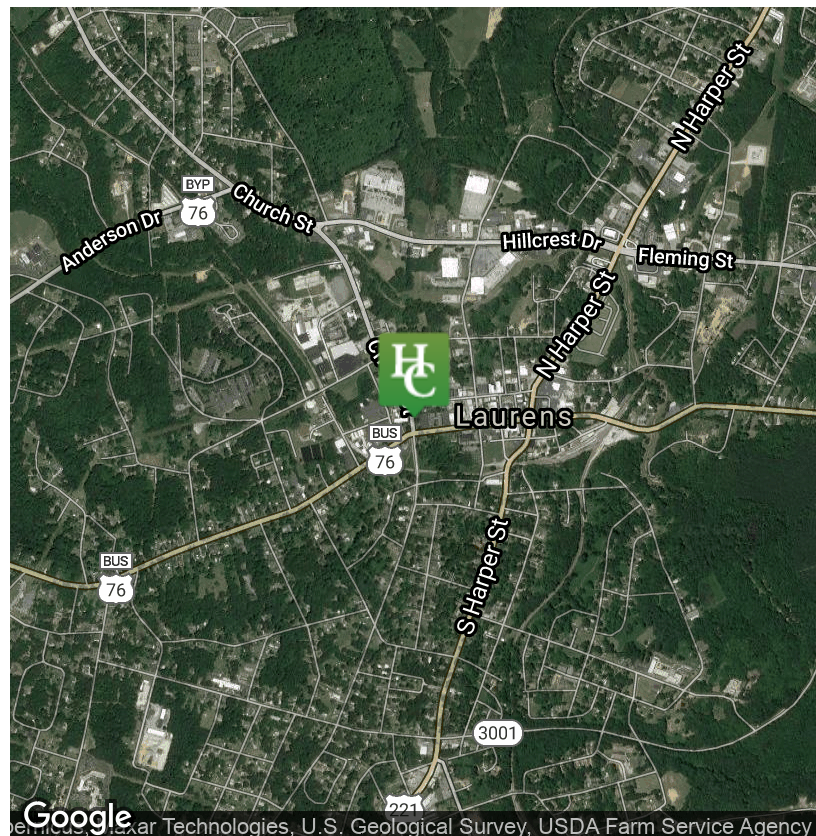
118 Acre Tract

Herman Road Tract - Highway 14



00 Herman Road | Laurens, SC 29360

- Asking Price: \$10,593/acre
- Owner Financing Available
- Laurens County Tax Map # 293-00-00-001
- 1,520 Ft. of frontage on Herman Road
- 850 Ft. of frontage on the Carolina Piedmont Railway
- HWY 14 Access - Existing Private Rail Crossing
- Borders shared with HWY 14 & CPD Railway in Laurens
- Excellent upland Pasture with several old stands of hardwoods
- Very Private
- Located less than 2 miles from downtown Laurens
- Water & Power available
- Located approximately 35 minutes from downtown Greenville
- Buyer &/or Buyer's Agent(s) to confirm acreage, zoning, utility locations, and costs.



✉ William "Tripp" Taylor, III
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

📍 101 E Washington St
Greenville, SC 29601
naief.com

Property Description

Highway 14 Laurens, SC 29360



Property Overview

The Herman road tract has diverse potential. Historically a family cattle farm, has a diligently maintained landscape. Flat open pastures invite you onto the property as you make your way off of HWY 14 just minutes from the City of Laurens. Approximately 117 of the 118 property are upland acres with a small perennial stream along the property's south eastern corner. With over 1,500 feet of frontage on Herman Rd & 800 feet of rail access the property could function well as a working farm but also long term investment as commercial development continues to progress throughout Laurens County. Owner Financing is available to qualified buyers. Please contact broker for details.



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Property Photos

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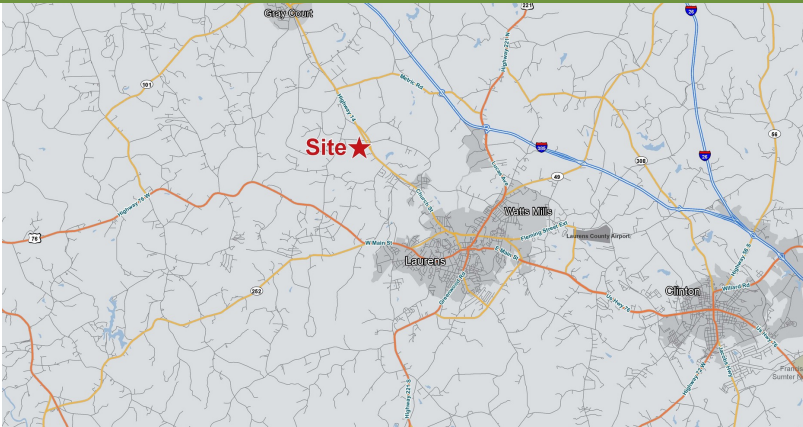
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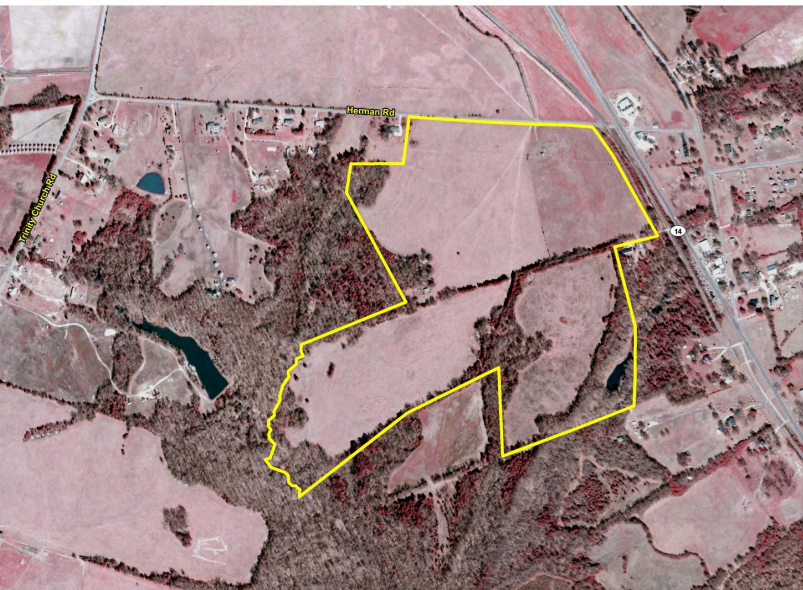


Map Set

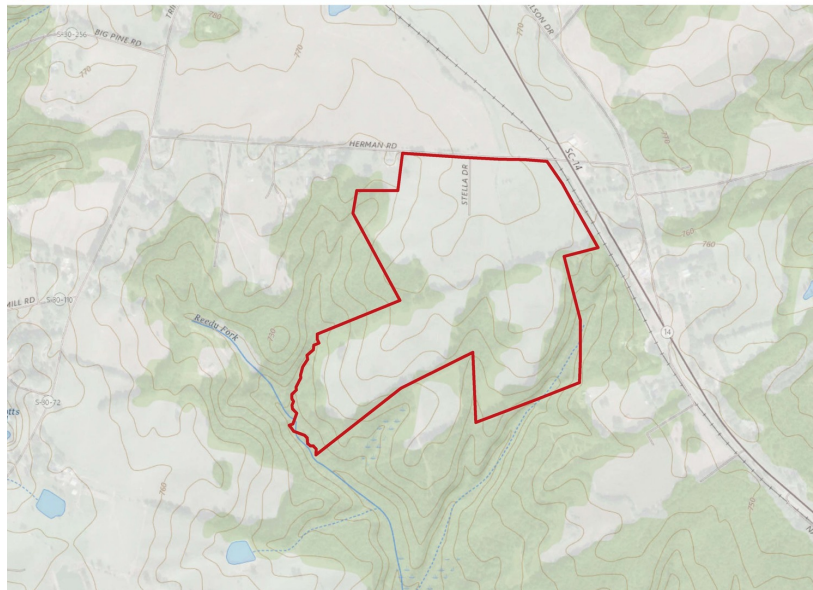
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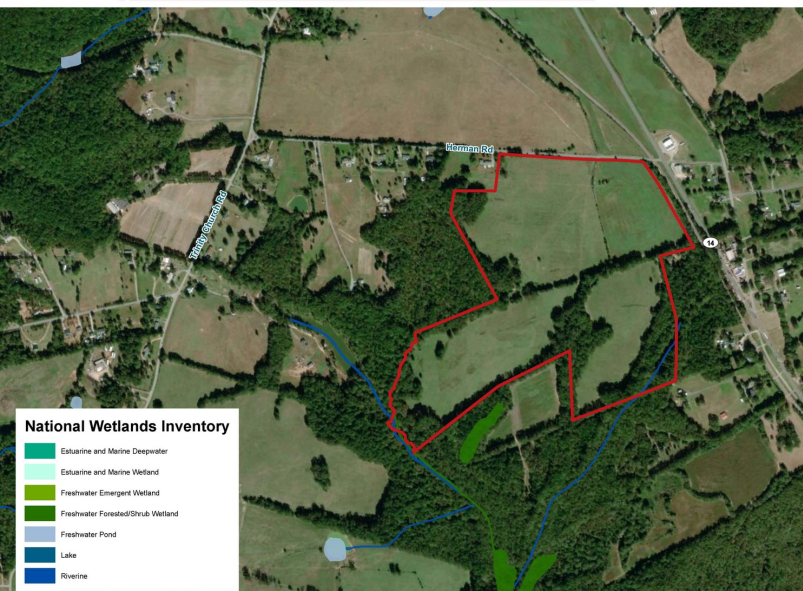
2006 Infrared



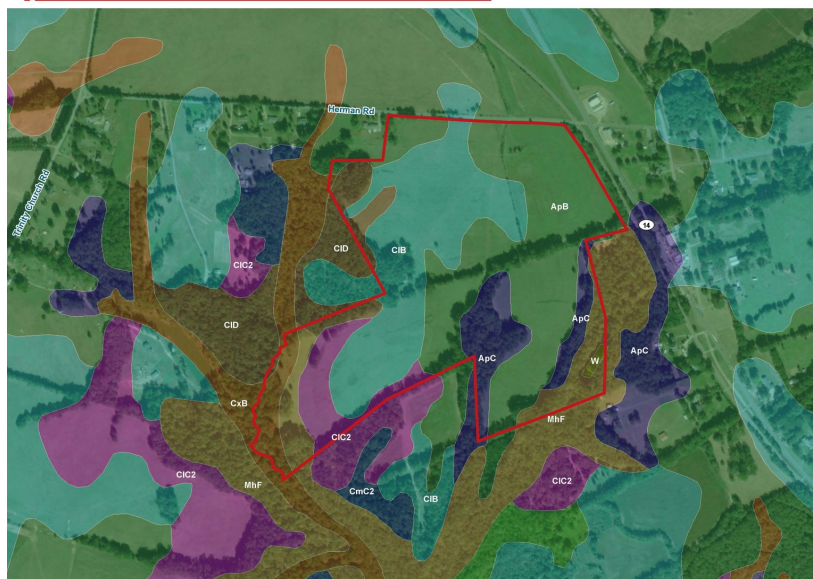
Topographical Map



National Wetlands Inventory



Soil Survey



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