

# Pine Hills Reserve

Turn-Key Recreational Investment Tract



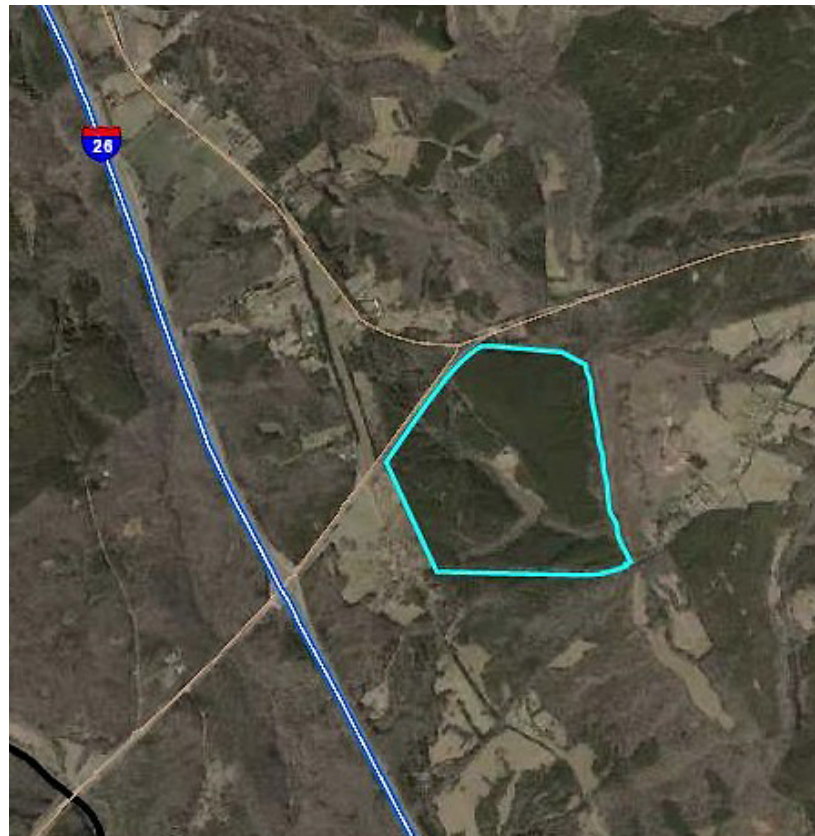
**\$5,600 PER ACRE**



View Property Video Here: <https://vimeo.com/394278118>

## Properties Features

- ±221 Acre investment property off of Exit 44 on I-26 in Enoree
- ±15 min from E Main Street in Laurens, ±30 min from downtown Spartanburg and ±45 min from downtown Greenville
- Excellent frontage: ±2,265 ft on Union Hwy 49 and ±2,960 ft on New Hope Church Rd
- ±194 acres of 20-year-old planted timber with the next thinning due in 2-3 years
- Private ±6 acre pond at center of property
- Property includes move-in ready farmhouse with 4 beds/3 baths
- House has 2-car attached garage and 4-car detached garage or workshop
- Electric entry gate with 0.3 mile paved driveway
- Deer, turkey, waterfowl, bass, and release quail opportunities
- Buyer &/or Buyer's Agent(s) to confirm acreage, zoning, utility locations, and costs.



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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 Overview

1825 Union Highway Enoree, SC 29335



## Property Overview

Imagine purchasing this turn-key property and be hunting or fishing the next day! This property needs nothing! It is ideal for someone who is looking for an all around recreational and timber investment piece. It is only 45 minutes from downtown Greenville and only 30 from downtown Spartanburg. Pine Hills Reserve is less than a mile off of I-26 at exit 44! An immaculate +/- 6 acre fully stocked pond is the centerpiece of this property. Perched above the pond is a +/-2,640 SF 4 bed,3 bath house with plenty of room for entertaining friends and family or a great home to move the family into! This property also features a 0.3 mile paved driveway from the entrance all the way to home! The home has an attached 2-car garage and a detached 4-car garage with a metal shed beside it. All of this is surrounded by 194 acres of 20 year old planted pines that have been professionally managed. Within the next 2-3 years the pines can be thinned and within 10 years, the pines can be clear cut. This is truly a remarkable property that one can enjoy for years to come!

Tax ID, Spartanburg County: 4-65-00-015.00



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# Aerial

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# Property Photos

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# Move-In Ready Farmhouse

4 Bed/ 3 Bath



Property includes private and secure residence with electric entry gate



Four (4) spacious bedrooms



Deck overlooking private pond

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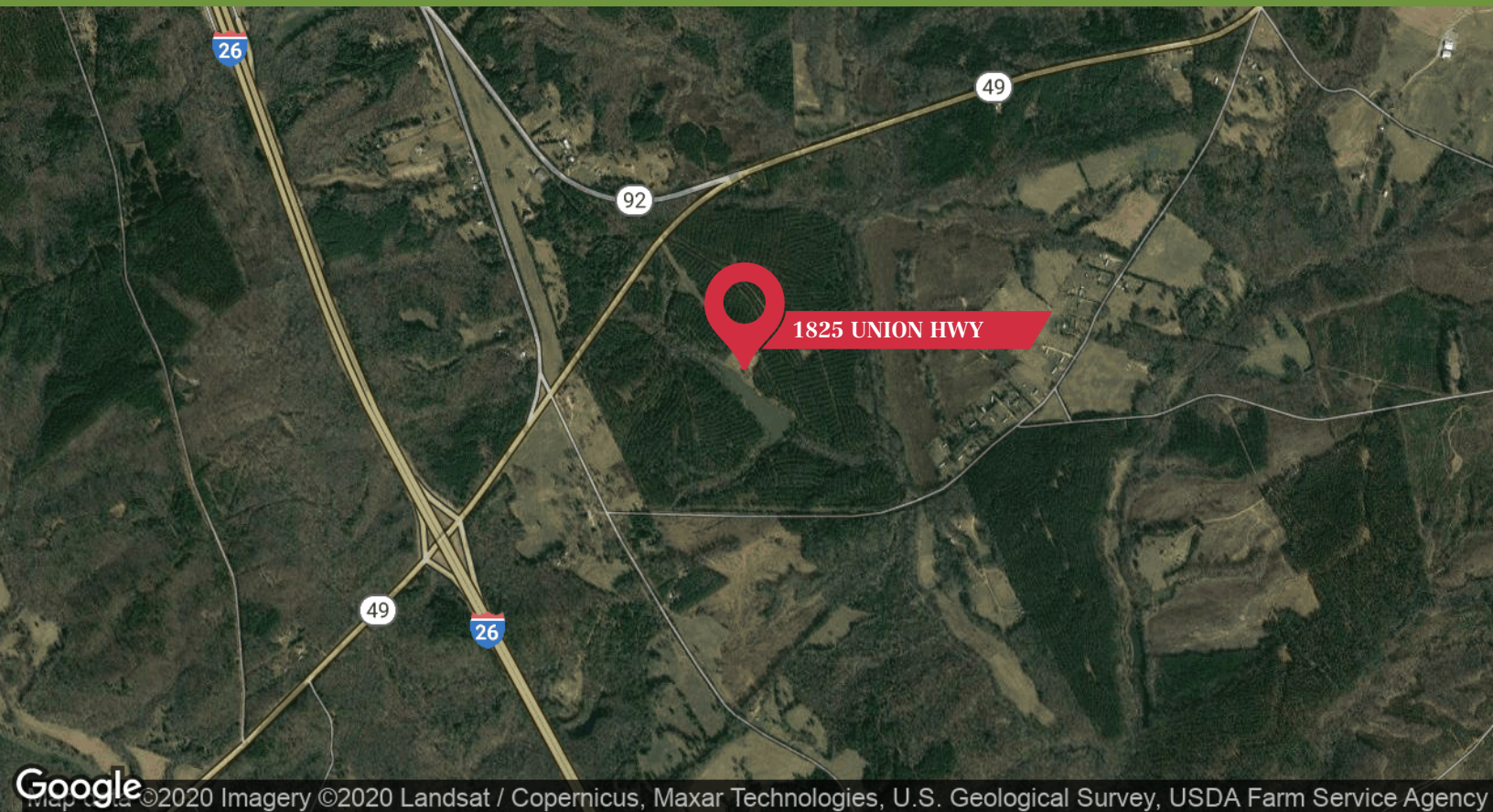


# ±15 Min from Laurens

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Located off Exit 44 on I-26 in Enoree



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