



**164.87 Acres**

**Reid Road, Edgemoor, SC**

**\$1,100,000 (\$6,671.92 / Acre)**

164.87 acres located in Edgemoor, SC on the York/Chester county line. This tract offers an excellent location just one turn off Hwy 901 and convenient to Richburg and i-77. Paved road frontage along Reid Road offers easy access. This property offers excellent topography, with an estimated 146 useable acres, roughly 4 acres are within an electrical utility right-of-way, and about 6 acres along Clinton Branch and other creeks/drains and low-lying portions may be considered flood plain. The useable acreage has good soil indexes and a flat to rolling topography. About 102 acres is pine timberland, with the remaining acreage consisting of about 62 acres of bottomland hardwoods. This tract is aesthetically pleasing. A small “Katrina house” is being used as a hunting cabin and the property is an ideal recreational tract with timber potential as an interim investment. This general area along the i77 corridor is currently experiencing quality growth and this property is situated in that same path of progress. This tract is considered a great recreational property and may provide promising high upside potential.

**Chester County: TM# 122-00-00-004-000**

**York County: TM# 6140000008**

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