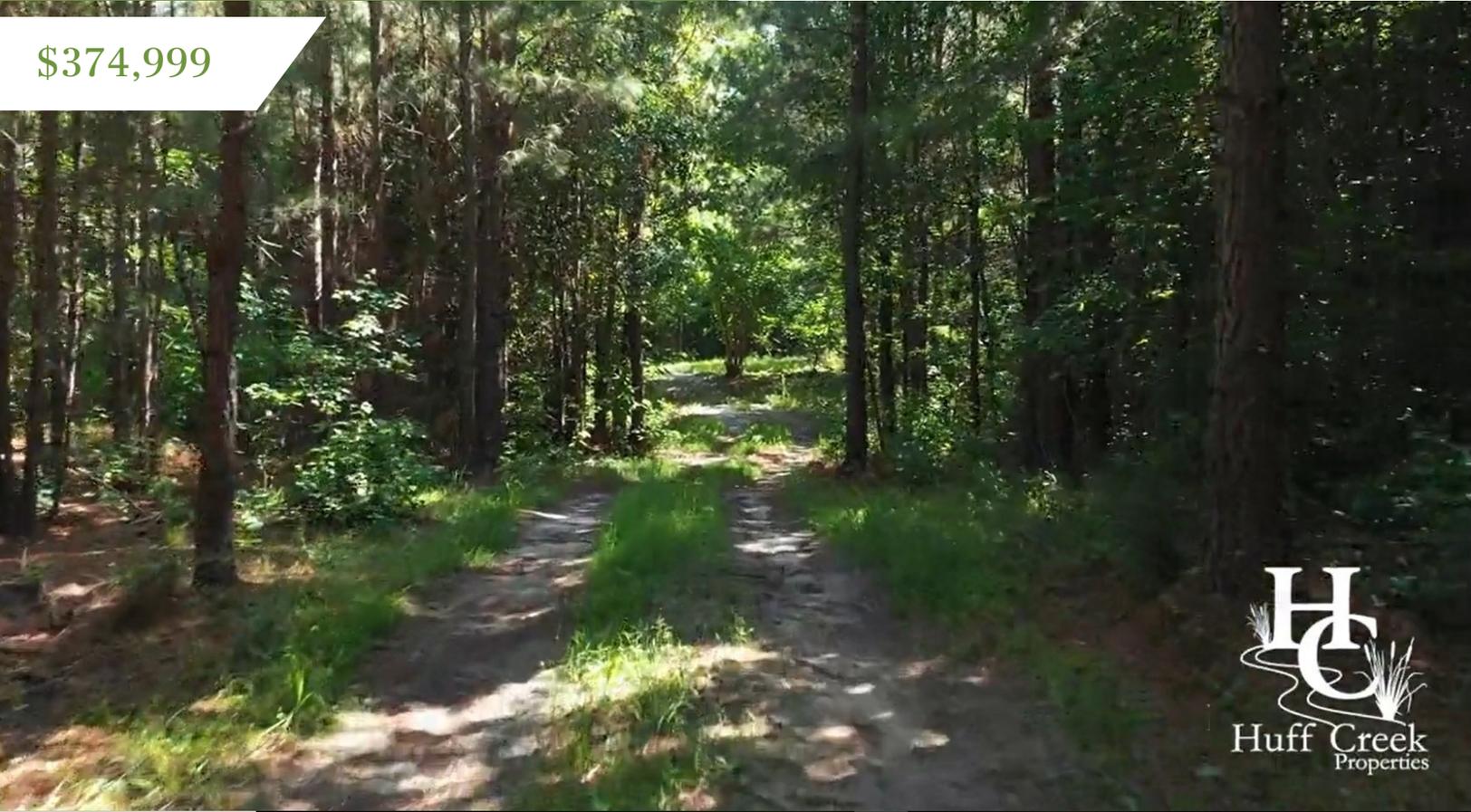


# FOR SALE

Emerald Circle Clinton, SC 29325



\$374,999



## Land | ± 47.9 Acres

- Laurens County Tax Map # 537-00-00-016
- ± 47.90 Acres in Clinton, SC
- Frontage Road: ±230 Linear Feet of on Emerald Circle
- Zoned for Clinton Elementary, Clinton Middle, & Clinton High
- Excellent Hunting Opportunity Recreational Tract
- Rolling Topography
- 5th Wheel RV, Custom Sheds & Storage Buildings located throughout the property.



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

# FOR SALE

Laurens County, SC



## Property Overview

Sitting just minutes outside of Downtown Clinton, this wonderful 48-acre potential homesite or recreational site resides in a friendly area. Covered with mostly mature hardwoods and some pines, this property boasts a truly special amount of privacy. The backside of the property is surrounded by larger, well managed land tracts that provide a great potential deer hunting opportunity. This property offers a well water system, septic system, as well as solar power with the option to bring in traditional power. The tract offers a 5th wheel RV that is well appointed as well as many custom sheds and storage buildings located throughout the property. All in all, this property will offer a great secluded homesite or a great investment/recreational tract with the growing Clinton market nearby.

## Location Overview

From I-385 South take SC-49 (Exit 5) towards Laurens/Union, turn right on Highway 49 (SC-49). In less than a mile turn left onto Curry Road which will turn into Torrington Road. After 1.50 miles turn right on Calvin Bridges Road, then turn left onto Highway 76 (US-76 E). Go 3.2 miles and turn right on Charlottes Road. Continue 1.27 miles and turn right on Apple Orchard Road. After 1.08 miles turn right on Emerald Circle.

## Utilities

Well Water, Power and Septic Available on the Property

## Zoning

Unzoned

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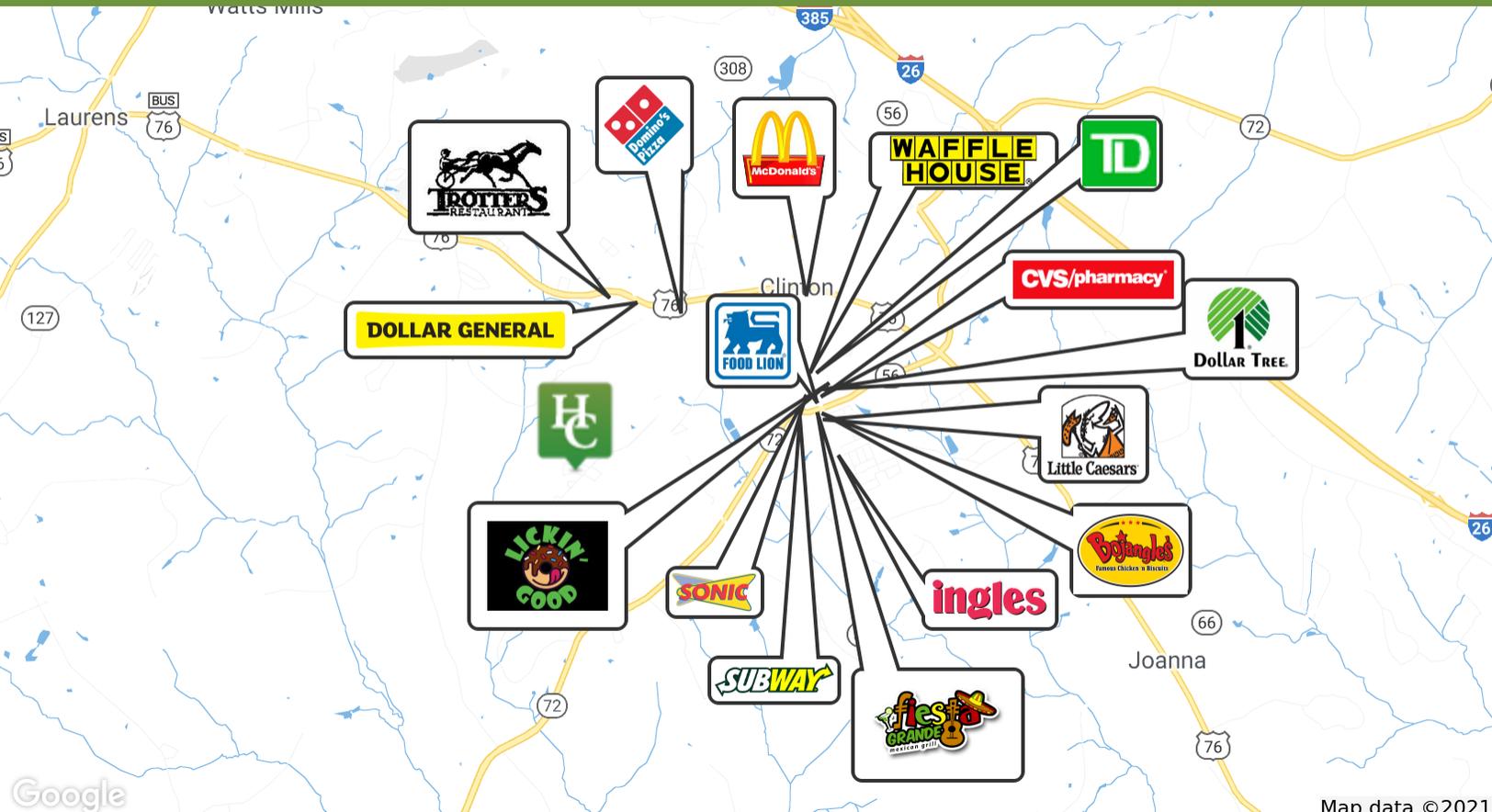


# LAND FOR SALE

Emerald Circle Clinton, SC 29325



## Emerald Circle 48-Acre Tract



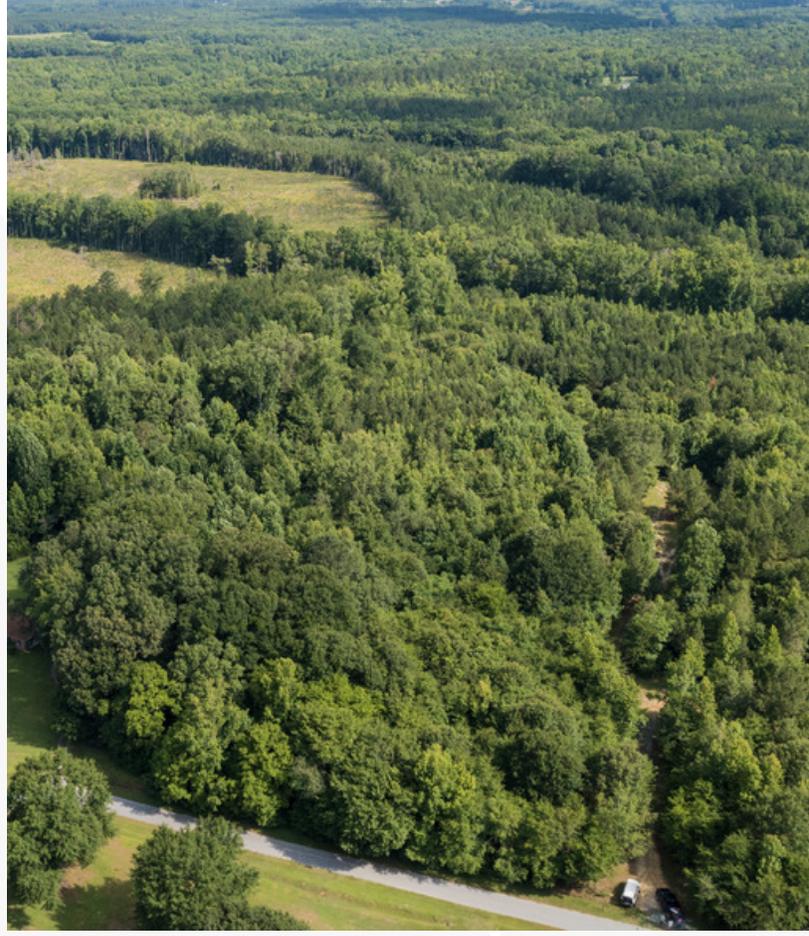
Map data ©2021

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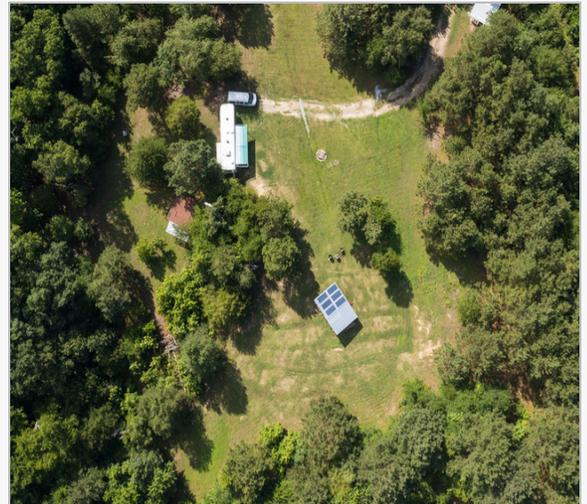


# Emerald Circle 48-Acre Tract

Emerald Circle  
Clinton, South Carolina 29325

## Location Highlights

- ± 7 Minutes from Downtown Clinton
- ± 15 Minutes from Downtown Laurens
- ± 45 Minutes from Downtown Greenville
- ± 47 Minutes from Downtown Spartanburg
- \*Acreage and all other detailed information to be verified by buyer or buyer's agent



### OFFERING SUMMARY

Sale Price	\$374,999
Lot Size	47.9 Acres

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
2 Miles	4,039	\$38,162
5 Miles	15,620	\$42,105

[VIEW PROPERTY VIDEO](#)

