

FOR SALE | Bush River Ranch

Lot 2-4 ±5-6 Acre Lots | Highland Pastures



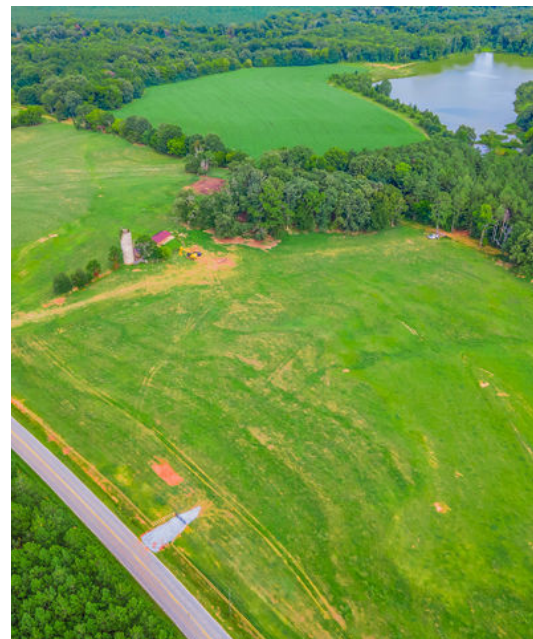
Land | ±5-6 Acre Lots

- Portion of Laurens County Tax Map # 96-1
- Open Pasture with Additional Acreage Available
- Road Frontage: Varies per Lot
- Level Rolling Topography
- Zoned for Laurens County 56 School District:
Clinton Elementary School | Clinton Middle School | Clinton High School
- Utilities – Power & Septic Capability
- *Acreage and Utility to be verified by Buyer or Buyer's Agent
- *Subject to Recorded Covenants & Restrictions
- Location Overview
 - ±13 Minutes from Clinton
 - ±25 Minutes from Laurens
 - ±55 Minutes from Greenville & Columbia



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Property Description

Bush River Ranch is a storied plantation offering worthy outdoorsman and dream home builders a rare opportunity to take a piece for themselves. Lots 1-7 provide unique countryside living with recreational opportunities most buyers only see on the big screen. Located just ±13 minutes outside of growing downtown Clinton, this land offers scenic landscapes, stunning water features, premier pastureland, mature hardwoods and timber, abundant wildlife, and much more. Each lot has been carefully crafted to highlight property features and intentionally maximize buyer potential. With nearly 1,000 linear feet on Highway 560, lot 1 (dubbed the Riverview Range) offers a generous entrance width that leads down to grandiose views. Pulling through its red gateway, you are greeted with over 30-acres of premier agricultural land and over 70-acres of mature hardwoods. The hidden treasure of this lot lies in the ±25-acre pond which is home to some of the best fishing in the Upstate. The pond conveys with two cabins that have cherished stories of its beloved outdoorsmen for decades. This picturesque land can only be truly experienced in person, contact us today while these lots last!

OFFERING SUMMARY FOR LOTS 2-4

Sales Price	\$69,950 Per Lot
Highland Pastures Lot 2	±5.43 Acres
Highland Pastures Lot 3	±5.93 Acres
Highland Pastures Lot 4	±6.10 Acres

ADDITIONAL ACREAGE AVAILABLE

Lot Number	Acreage	Pricing
Riverview Range Lot 1	±153.81	\$2,200,000
Hardwood Homestead Lot 5	±1,935	\$3\$58,257
Cattle Haven Lot 6	±13.37	\$185,000
Cattle Haven Lot 7	±16.50	\$225,000