

# FOR SALE

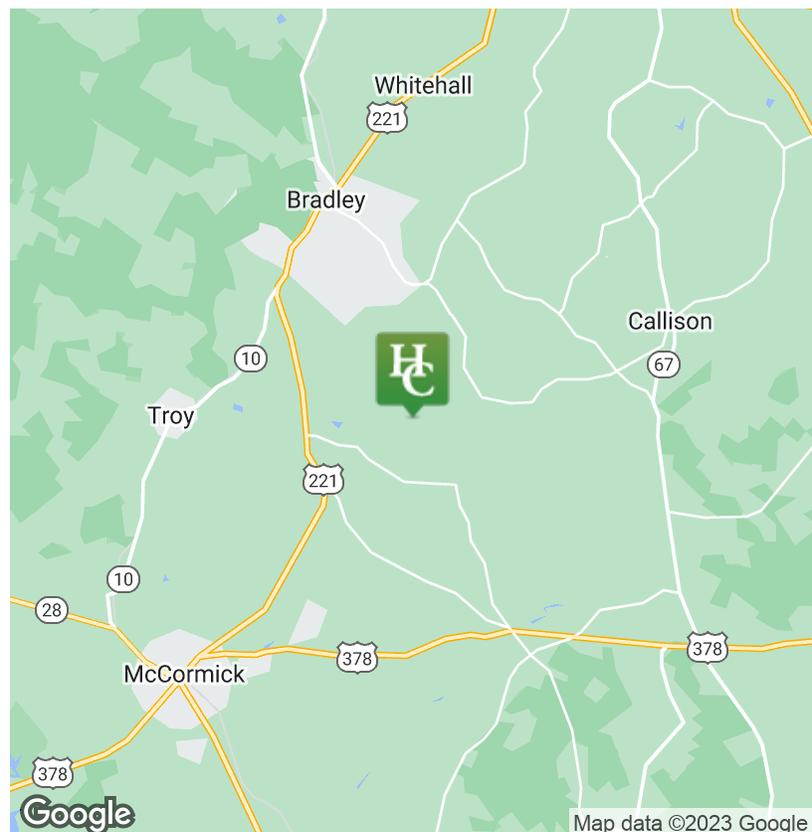
Highway 24 Lot 9 Bradley, SC 29819

\$225,000



## Land | ± 5 Acres Bradley Station Campground

- McCormick County TM # 176-00-00-013
- Guest Bathhouse | Game Skinning Shed | Storage Sheds
- 3Bed / 1Bath Mobile Home
- Frontage Road: ±430 Linear Feet on Eden Hall Rd
- Level Topography
- Unzoned
- Utilities: Well Water, Power and Septic
- \*Acreage and Utility to be verified by buyer or buyer's agent



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# FOR SALE

Bradley Station Campground | Bradley, SC



## Property Description

Surrounded by beauty, this property has the potential to become a unique investment opportunity nestled between Greenwood and McCormick, SC. Bradley Station is approximately a  $\pm 5$ -acre encircled by a large managed plantation. Known as the heart of the Sumter National Forest with the Savannah River an easy drive west on US 378, McCormick County is known as "A Sportsman's Paradise". Enjoy the peaceful, small-town atmosphere and convenient location. Currently this location is used as a campsite for hunters during the cold winter months but consists of a single wide trailer, 25 camping sites with 20-30 amp Service Provided, bathhouse, game skinning shed, storage facilities and offers plenty of value add opportunity. This property has been well managed and could become a great income producing asset.

## Location Description

Located in the McCormick area, the site can be accessed off of Greenwood Hwy, Millway Rd or Eden Hall Rd.

90 $\pm$  Minutes from Downtown Spartanburg

90 $\pm$  Minutes from Downtown Columbia

25 $\pm$  Minutes from Downtown Greenwood

90 $\pm$  Minutes from Downtown Greenville

55 $\pm$  Minutes from Downtown Anderson

20 $\pm$  Minutes from Strom Thurmond Lake

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