

ANDERSONVILLE RD ESTATE LOT

±2.40 Acres in Anderson County, SC



700 ANDERSONVILLE ROAD TOWNVILLE, SC 29689 • FOR SALE



PROPERTY HIGHLIGHTS

- A Portion of Anderson County Tax Map # 110-00-02-005
- Road Frontage: ±600 ft on Dry Rock Rd, ±12 ft on Andersonville Rd
- Excellent Location ±5 Miles to 85
- Zoned: Unzoned; Topography: Gently Rolling
- Wooded Acreage: Mature Mixed Hardwoods and Pines.
- Pickens County School Zone: Townville Elementary | Riverside Middle | Pendleton High School
- Very peaceful surrounding area while being well located to any necessities.
- Utilities: Blue Ridge Electric Cooperative; Public Water with Pioneer Rural Water District on Andersonville Rd; Septic Possible
- *Acreage and Utility to be verified by Buyer or Buyer's Agent

OFFERING SUMMARY

Sale Price:	\$75,000
Lot Size:	±2.4 Acres

KNOX DUNCAN

Associate

864.608.0029

kduncan@reedypg.com

REEDY LAND CO.

P.O. Box 17009

Greenville, SC 29606

864.610.5263

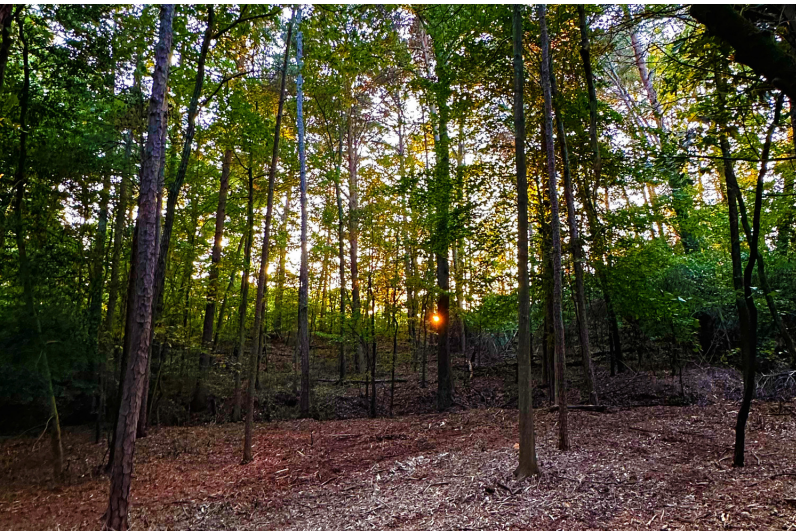
reedyccommercial.com

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LOCATION INFORMATION

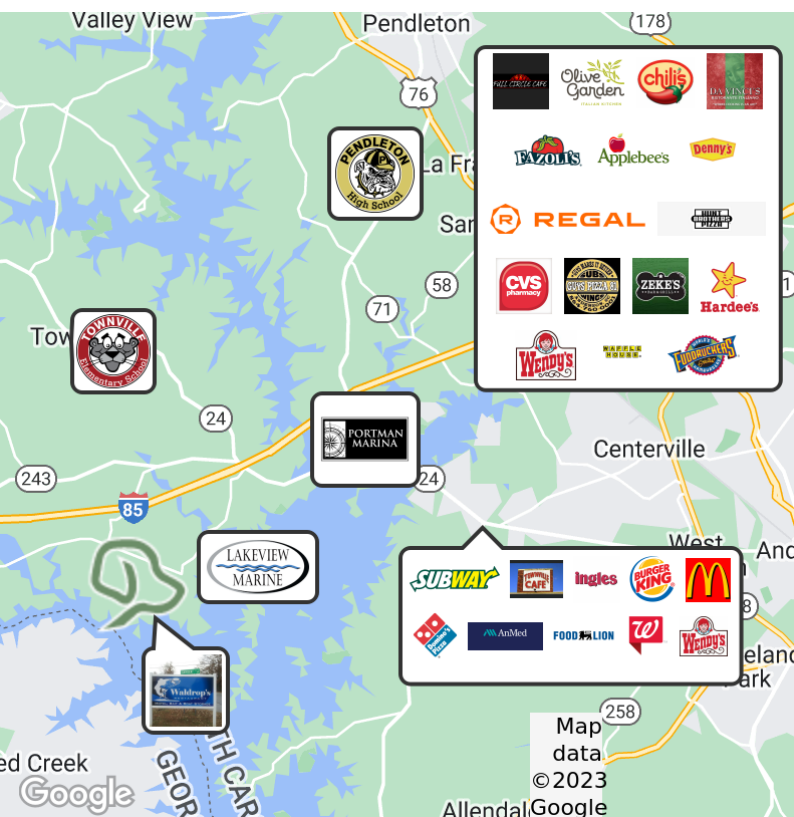
Street Address	700 Andersonville Road
City, State, Zip	Townville, SC 29689
County	Anderson
Sub-market	Townville
Cross-Streets	Dry Rock Road & Andersonville Road

PROPERTY LOCATION

Location	Minutes to Location
Interstate 85	±8 Minutes
Pendleton, SC	±22 Minutes
Anderson, SC	±25 Minutes
Clemson, SC	±28 Minutes
Hartwell, GA	±30 Minutes
Greenville, SC	±43 Minutes

PROPERTY DESCRIPTION

- For generations, this Andersonville Rd Estate Lot has served as prime recreational land. Sitting just ±5 miles off I-85, this tract grants a future owner easy access to modern day necessities without compromising a quiet setting outside the city. This lot offers well over 2+ premier acres nurtured by Hartwell's forest. The property offers mostly level topography with some rolling areas and great road frontage across the board. With nearby access to a recently upgraded landing, this land presents a rare opportunity to own acreage at the water. Nestled in a timeless community, boasting the natural beauty of historic recreational land, the Andersonville Rd Estate Lot is truly a unique property. Come envision your dream home on Andersonville road Today.



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