

JOCASSEE MEADOWS

Listing Summary

Whitmire Church Road

Salem, SC 29676

LAND IS MORE THAN DIRT. IT'S YOUR LEGACY.

Whether you're building on a dream or managing generational wealth, the land you choose to call home is deeply personal.

People. Loyalty. Trust. These are the foundations of our approach to real estate. We connect people to places. We guide development for future generations. And, we transform your vision of the "good life" into your everyday life.

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SUMMARY

Jocassee Meadows offers a unique opportunity to own land in a location central to the upstate's greatest outdoor amenities. Just minutes from hiking, fishing, waterfalls, and two of the most popular lakes in the Southeast, Lake Keowee and Lake Jocassee. Each tract offers approximately 5 acres of rolling pasture, providing the perfect setting for you to design and build your dream home, whether you're seeking a peaceful retreat or an adventurous escape.

Additional Noteworthy Information:

- ± 10 minutes from Lake Keowee and Lake Jocassee's Boat Ramps
- ± 15 minutes to Walhalla, SC
- ± 40 minutes to Highlands, NC
- Favorable topography
- School Zone: Oconee County
- Possible Utilities: Power, Water, and Septic
- Road Frontage on N Little River Road and Whitmire Church Rd (varies per lot)
- **Acreage and utility to be verified by Buyer and/or Buyer's Agent



Sale Price:

\$99,999 - \$179,999



±10 minutes from Lake Keowee



± 25 minutes from Cashiers, NC



Lot Sizes:

± 5.10 Acres - ± 11.02 Acres



± 10 minutes from Lake Jocassee



± 40 minutes to Highlands, NC

OFFERING OVERVIEW



Size	Tract	Price
± 5.25	1	SOLD
± 5.62	2	\$99k
± 5.42	3	Under Contract
± 5.29	4	\$99k
± 5.10	5	\$99k
± 5.22	6	\$99k









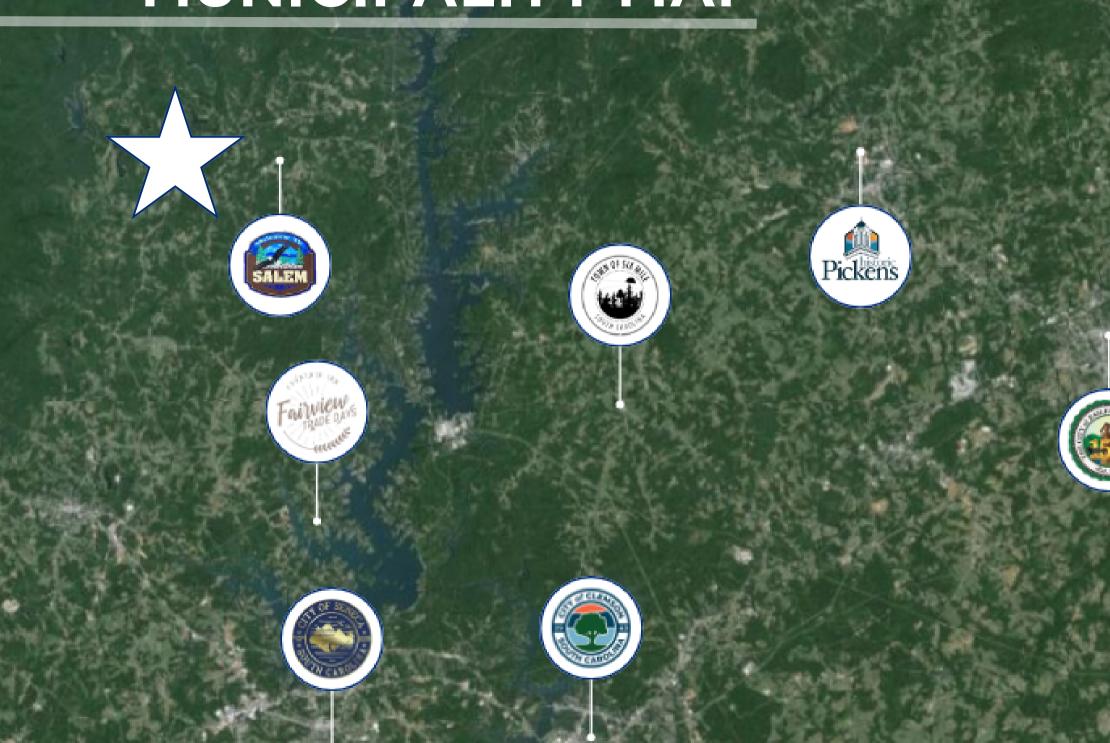








MUNICIPALITY MAP









3

County-Owned Industrial Parks



81k+

County Population



\$539k+

New capital investment since 2012



64

Manufacturers



3rd

3rd lowest property taxes in SC



1,738

New jobs



340

Buildable Acres



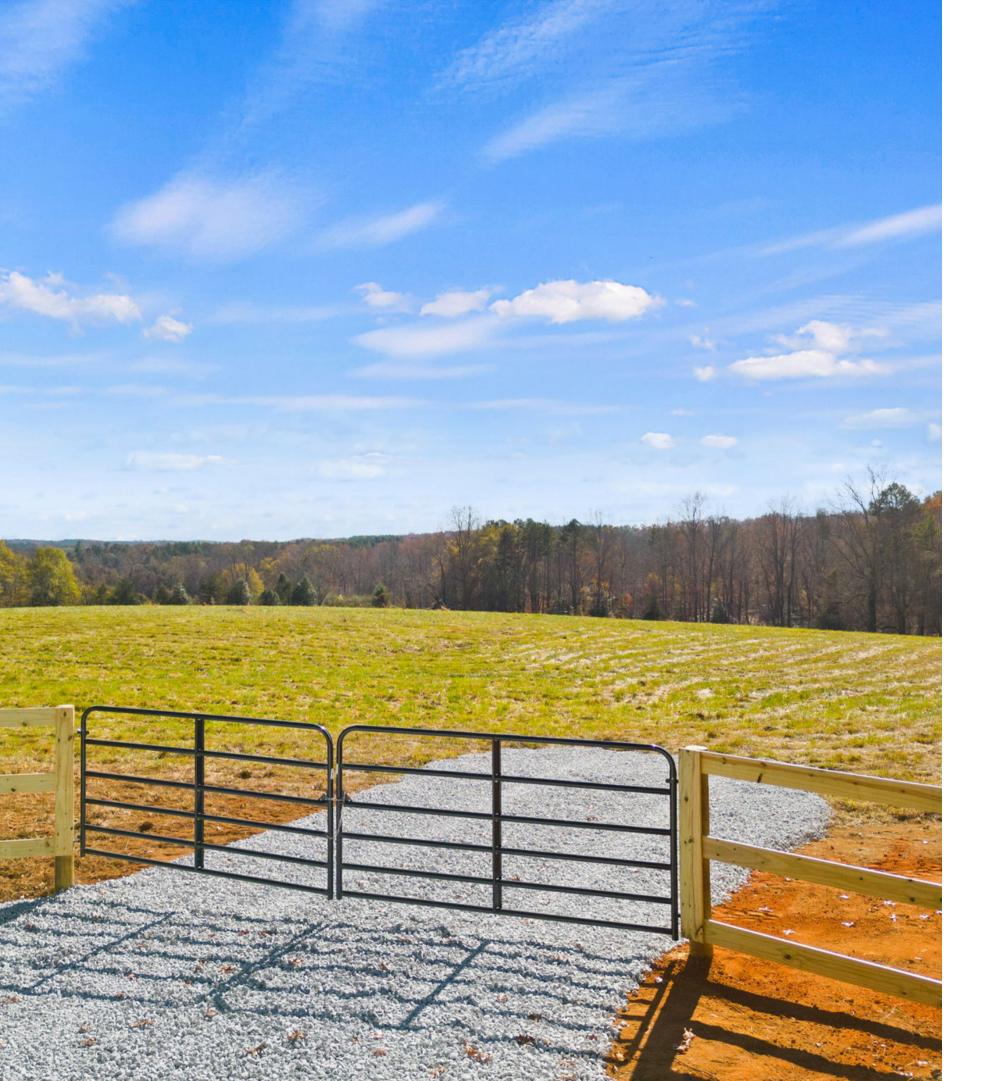
3rd

Rank in Site Consultants
Top States for Doing
Business



41

Project



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Reedy Property Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Reedy Property Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.