



FOR SALE

±6.7 Acre Homesite in Clinton, SC

 **REEDY**
LAND CO.
A DIVISION OF REEDY PROPERTY GROUP

Parcel Overview

006 Young Rd | Clinton, SC
Laurens Tax ID: 639-00-00-048



Shell Creek

Clinton, SC

Property Description

Discover the perfect place to build your dream home at Shell Creek Farms! Nestled in a serene setting, Shell Creek Farms offers the ideal blend of rural charm and modern convenience. With flat topography and a stunning four-rail fence along the roadside, this unzoned area ensures low development costs and easy growth over the next 5-7 years. Located in the highly regarded Laurens 56 School District, Shell Creek Farms is just ± 10 minutes from I-26, 5 minutes from Clinton, 20 minutes from Laurens, 50 minutes from Greenville, and only 1 hour and 15 minutes from Columbia. Picture your weekends here: a quick drive for shopping and dining in Clinton, then back home to enjoy the peace and quiet. Whether you're soaking in the natural beauty or planning your future, Shell Creek Farms is the perfect place to plant your roots. Join us at Shell Creek Farms and embrace the tranquility and convenience of your new home!

Additional Property Details

- 5-7 Year Growth
- Low Development Cost
- Four-Rail Fence Along Roadside
- Topography: Flat
- Zoning: Unzoned
- School District: Laurens 56
- Rollback Taxes: Yes
- ± 10 min to I-26
- Utilities: Public Water Available, Septic Sewer, Underground Utilities, and Natural Gas

Offering Summary

Lot 4: ± 7.35 Acres | **SOLD**

Lot 6: ± 6.70 Acres | **\$105,000**

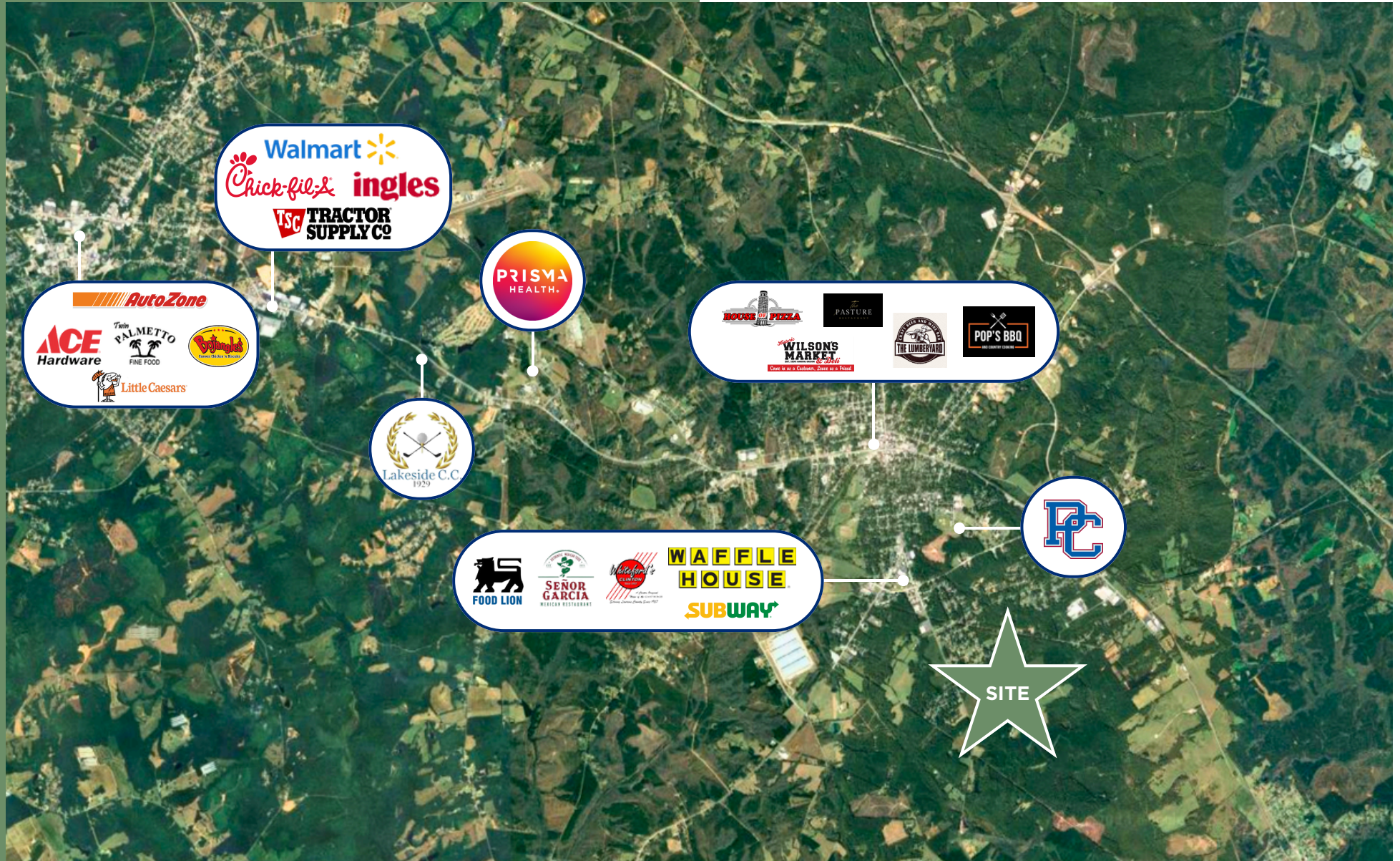
Lot 8: ± 6.55 Acres | **SOLD**

Acreage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyers agent



Map

Clinton, SC



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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.



Contact Information

REEDY

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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