



FOR SALE

±69.73 Acre Saluda River Preserve in Laurens County, SC

 **REEDY**

LAND CO.

A DIVISION OF REEDY PROPERTY GROUP

Parcel Overview

00 TV Tower Road | Ware Shoals, SC 29692

Laurens County Tax IDs:

- 116-00-00-002
- 116-00-00-006



00 TV Tower Road

Ware Shoals, SC 29692

Property Description

This is an incredible estate and recreational tract fronting the Saluda River in northwestern Laurens County. It features a diverse landscape, an expansive view across the Saluda River basin and an 8 acre field that could be almost tripled in size with some grading work on a recently harvested pine stand. There are mature hardwoods in the creek drainages, as well as along the property's frontage on the Saluda River. The tract has frontage on TV Tower Road, and there is a well-maintained interior road that provides access to the majority of the property. There is plenty of level topography, with several potential areas for a secluded home site. The Saluda River (Lake Greenwood) frontage is the biggest positive for this property! There is a 350 foot section of the boundary along the river that is outside the Lake Greenwood Critical Habitat Zone and should be dockable by permit (buyer should verify with Greenwood County Lake Management). The tract has very good hunting for deer and wild turkey, which the owners have improved with food plots and wildlife fruit trees plantings. For the duck hunter, the Saluda River and Lake Greenwood provide very good opportunities for wood ducks as well as some larger ducks such as mallards, black ducks, redheads and others. 60.73 acres of the property is subject to a conservation easement with the Upper Savannah River Land Trust that has very favorable terms for the landowner. The 9-acre parcel along TV Tower Road is not subject to any restrictions. The adjacent parcel to the west has an access easement from TV Tower Road into their property (see plat). Power is available from TV Tower Road, and there is PRTC fiber for phone and internet. Well and septic will be required.

Offering Summary

Lot Size: ±69.73 Acres

Sale Price: \$559,000.00

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



Property Photos



Property Photos

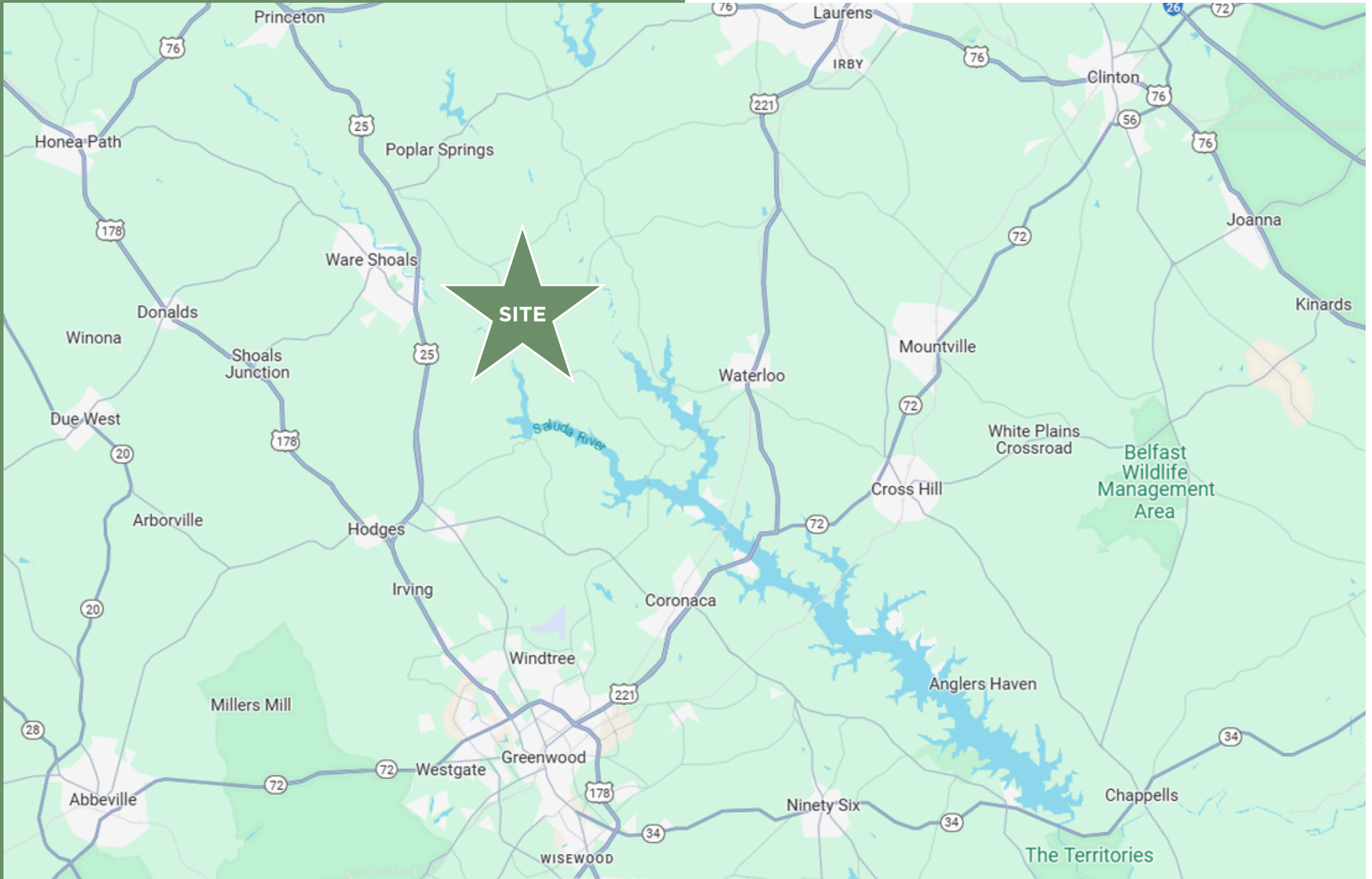


Property Photos



Municipality Map

Ware Shoals, SC



Contact Information

Reedy Land Co

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

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