



FOR SALE

±20.74 Acre Recreational Tract Near I-85



REEDY  
LAND CO.

## Parcel Overview

422 Rock Cut Rd | Smyrna, SC 29743

Cherokee County Tax ID: 217-00-00-015.001, 217-00-00-015.000

REEDY



# Executive Summary

422 Rock Cut Rd | Smyrna, SC 29743

## Property Highlights

- Road Frontage:  $\pm 800$  linear ft on Rock Cut Road
- Topography: rolling to the creek
- Water Features:  $\pm 570$  linear ft of creek frontage on rear of property
- Tree Makeup: majority hardwoods
- Covenants and Restrictions: none

## Location Highlights

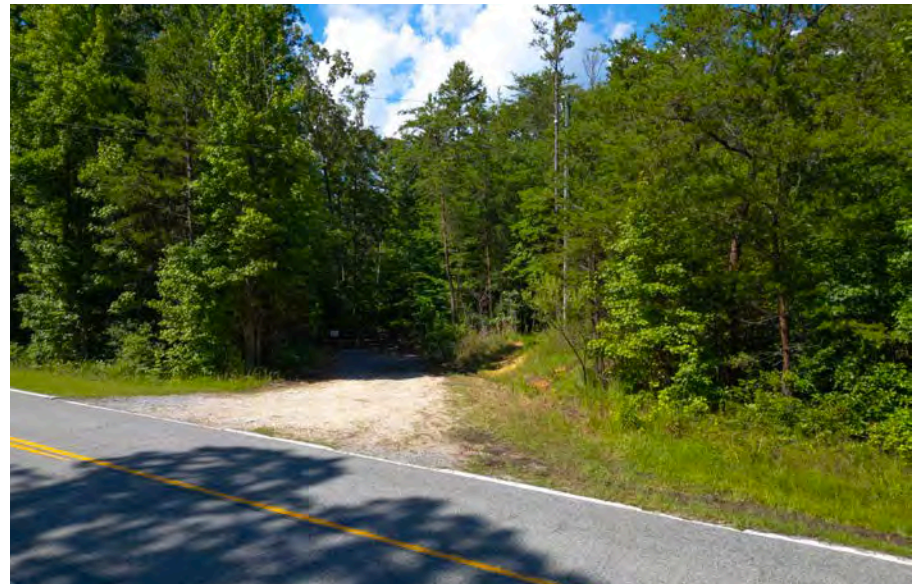
- $\pm 10$  minutes to 85 + food & gas
- $\pm 20$  minutes to Two Kings Casino
- $\pm 20$  minutes to Gaffney
- $\pm 55$  minutes from Downtown Charlotte
- $\pm 1$  hour from Downtown Greenville

## Offering Summary

**Lot Size:**  $\pm 20.74$  Acres

**Sale Price:** \$120,000

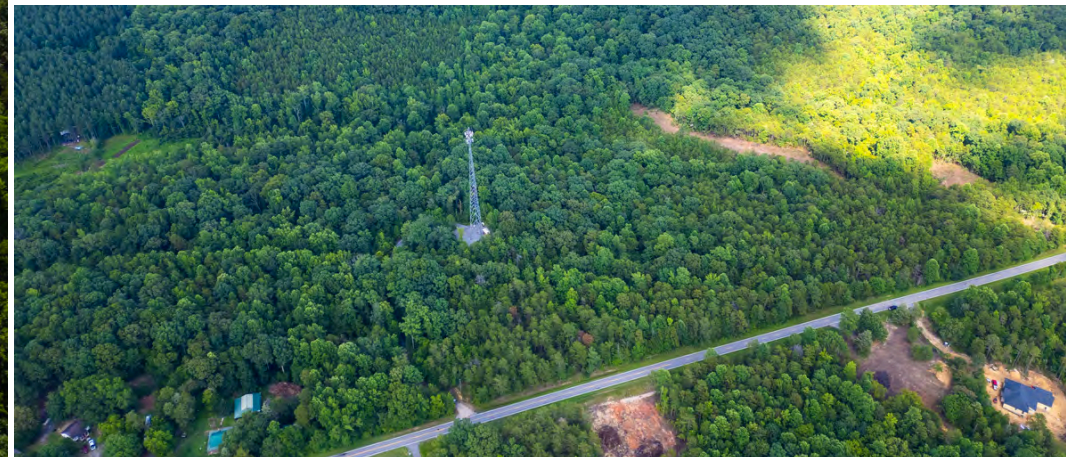
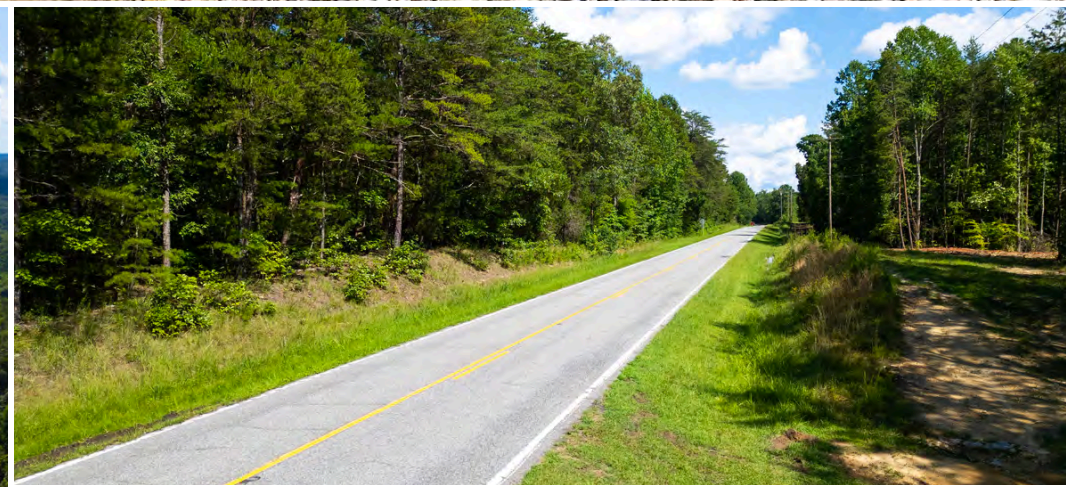
*Acreage, taxes, utilities, and lot dimensions to be verified by Buyer and/or Buyer's agent*



# Property Photos

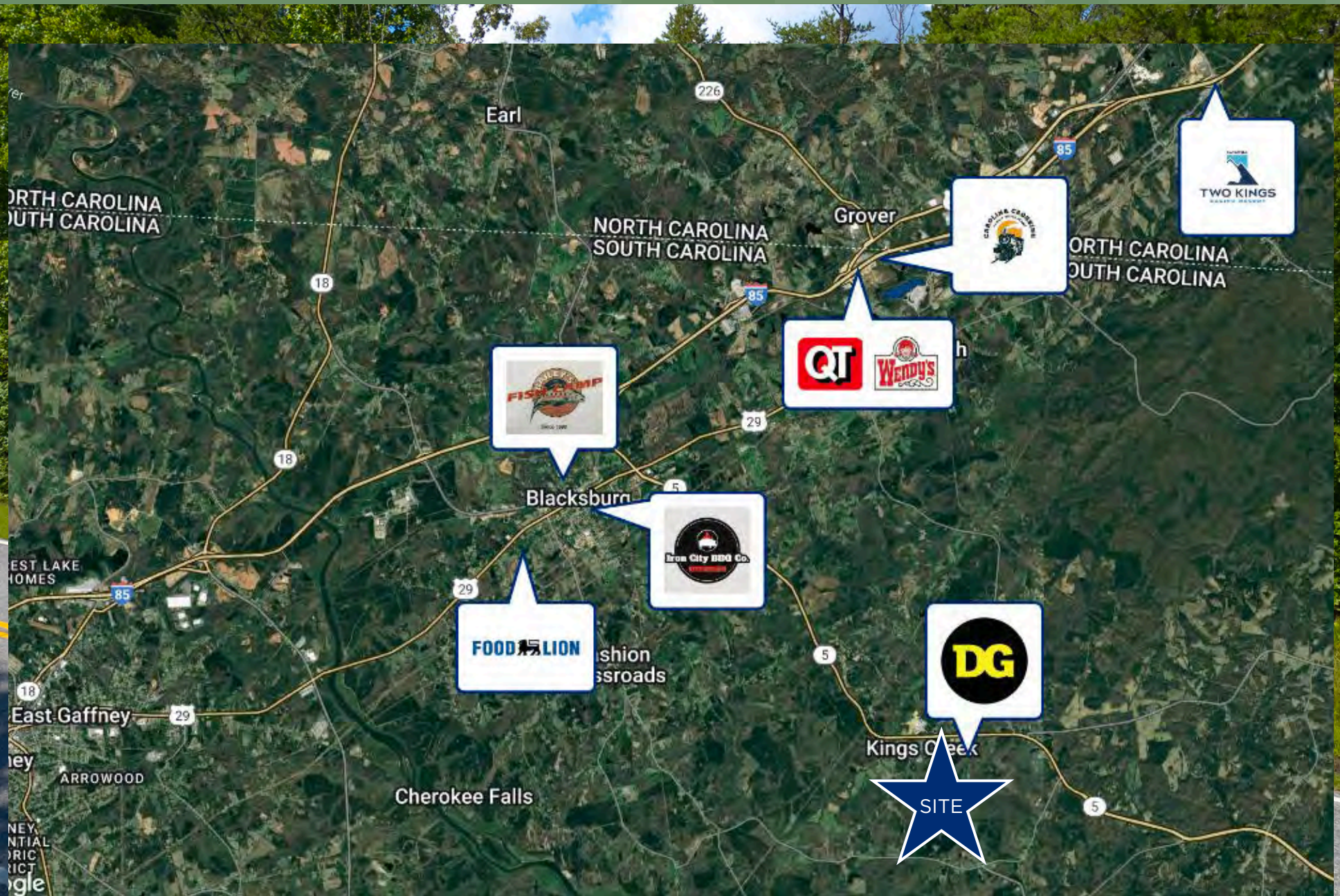


# Property Photos



# Retail Map

Smyrna, SC



# Contact Info

Reedy Land Co.



**Denton Warlick**

**Associate**

864-238-7740

[dwarlick@reedypg.com](mailto:dwarlick@reedypg.com)

**Knox Duncan**

**Senior Associate**

864-608-0029

[kduncan@reedypg.com](mailto:kduncan@reedypg.com)



**Gabe Grammer**

**Senior Associate**

803-205-3260

[ggrammer@reedypg.com](mailto:ggrammer@reedypg.com)

**Jonathan Monts**

**Associate**

864-389-0299

[jmonts@reedypg.com](mailto:jmonts@reedypg.com)

