

LITTLE RIVER RESERVE

±41.65 Acre Turn-Key Recreational Tract



REEDY
LAND CO.

Parcel Overview

00 Old Landfill Rd | Iva, SC 29655

Abbeville Tax ID: 0580000013

REEDY



Executive Summary

00 Old Landfill Rd | Iva, SC 29655

REEDY

Property Highlights

- Topography: mostly flat with gentle slope to river
- Water Features: ± 570 linear ft of Little River frontage
- Tree Makeup: pine/hardwood mix
- Wide trail system with food plots
- Schools:
 - Diamond Hill Elementary
 - Dixie High School
- Covenants or Restrictions: None

Location Highlights

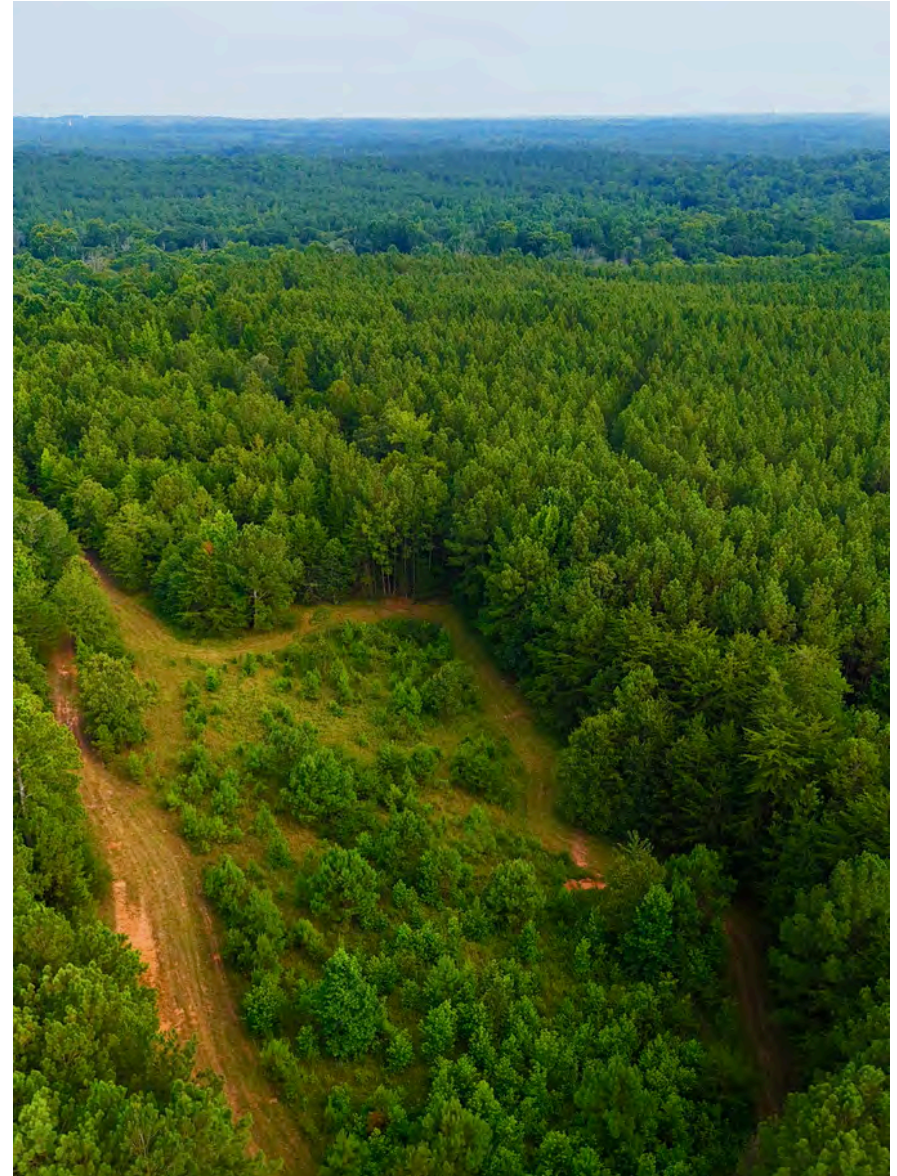
- ± 15 mins to Abbeville
- ± 30 mins to Anderson
- ± 30 mins to Greenwood

Offering Summary

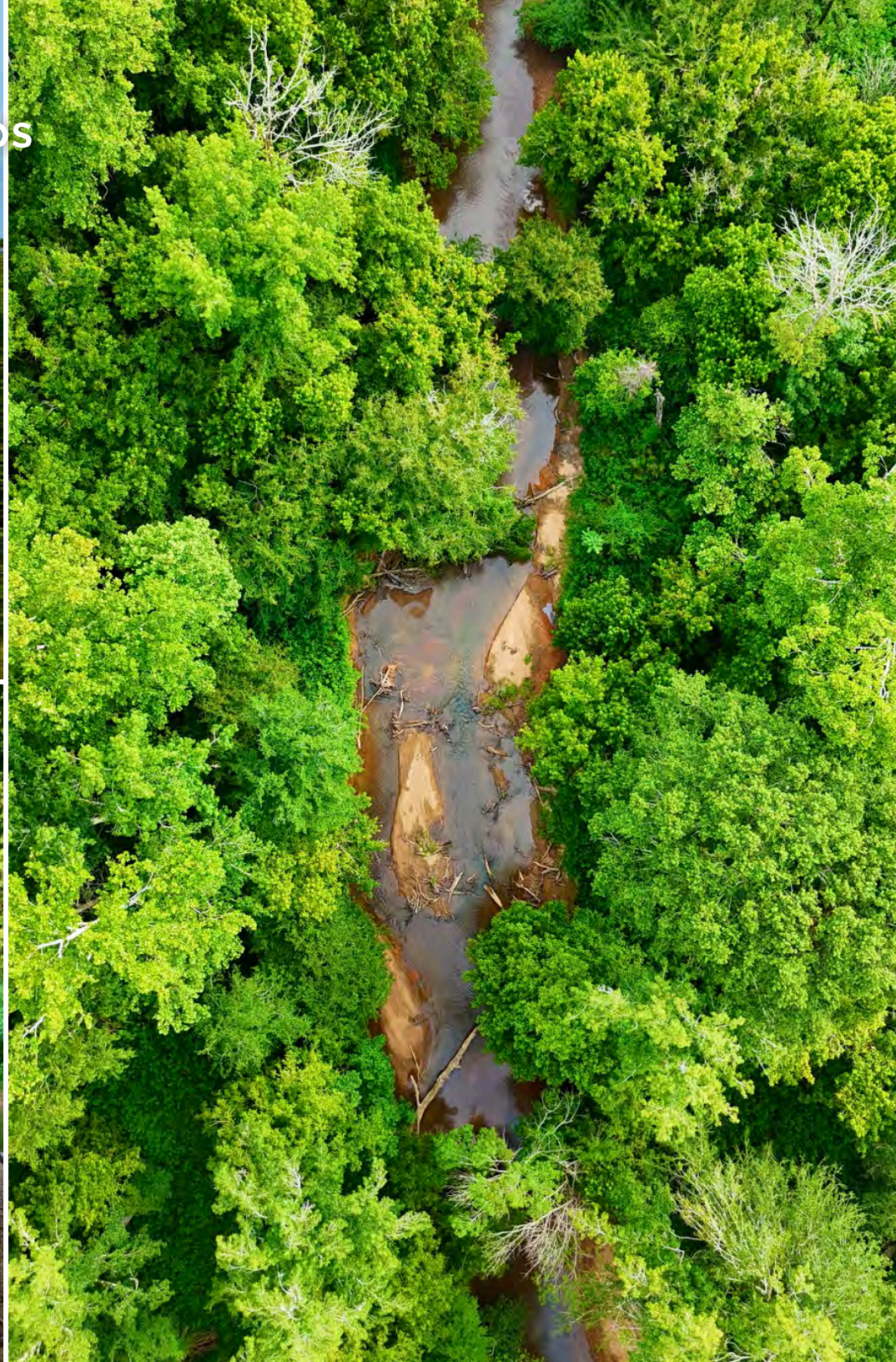
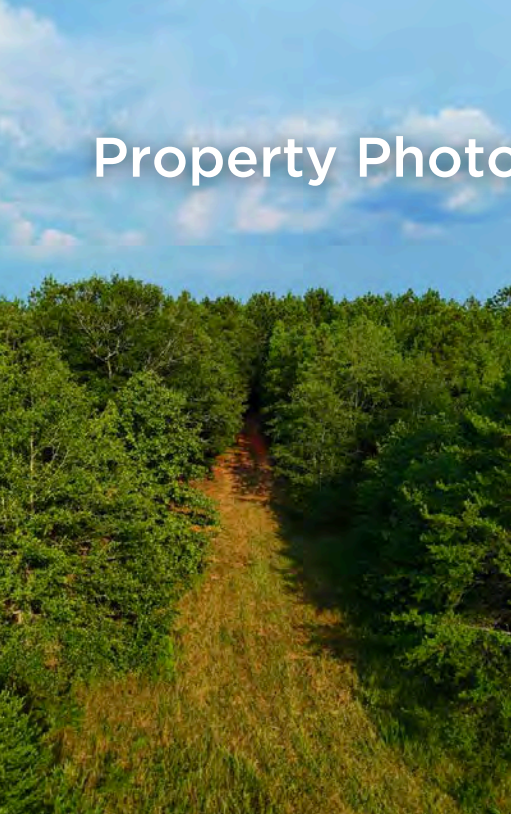
Lot Size: ± 41.65 Acres

Sale Price: \$255,000

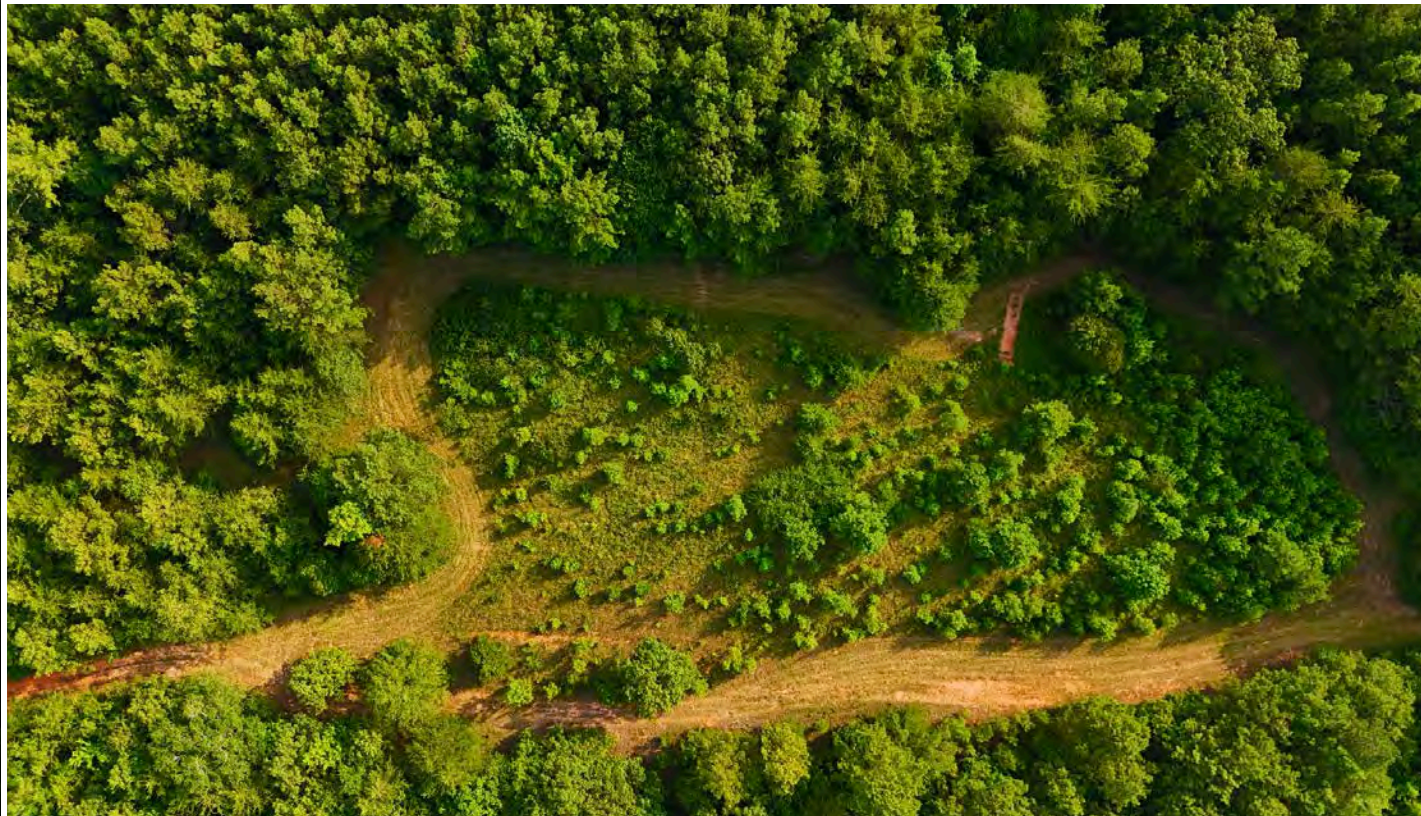
Acreage, taxes, utilities, and lot dimensions to be verified by Buyer and/or Buyer's agent



Property Photos



Property Photos



Retail Map

Iva, SC



Contact Info

Reedy Land Co.

REEDY



Jonathan Monts

Associate

864-389-0299

jmonts@reedypg.com

Knox Duncan

Senior Associate

864-608-0029

kduncan@reedypg.com



Gabe Grammer

Senior Associate

803-205-3260

ggrammer@reedypg.com

Denton Warlick

Associate

864-238-7740

dwarlick@reedypg.com

