



OFFERING MEMORANDUM

RECREATIONAL + TIMBER LAND IN ANDERSON CO.

HIGHWAY 24, TOWNVILLE, SC 29689 | ±54.39 ACRES

TRANSACTION *team*



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Please make arrangements with Pintail Capital Partners, LLC, prior to any property inspections.

PROPERTY *overview*

±54.39 acres of premier recreational and timberland form this unique tract along Highway 24 in Townville, South Carolina.

LOCATION	Hwy 24 in Townville, SC, between O'Neal Ferry Rd.and Harry Davis Rd.
COUNTY	Anderson
PARCEL NUMBER	150002035
TOTAL ACREAGE	±54.39 AC
ZONING	Un-Zoned
WATER + POWER	Available

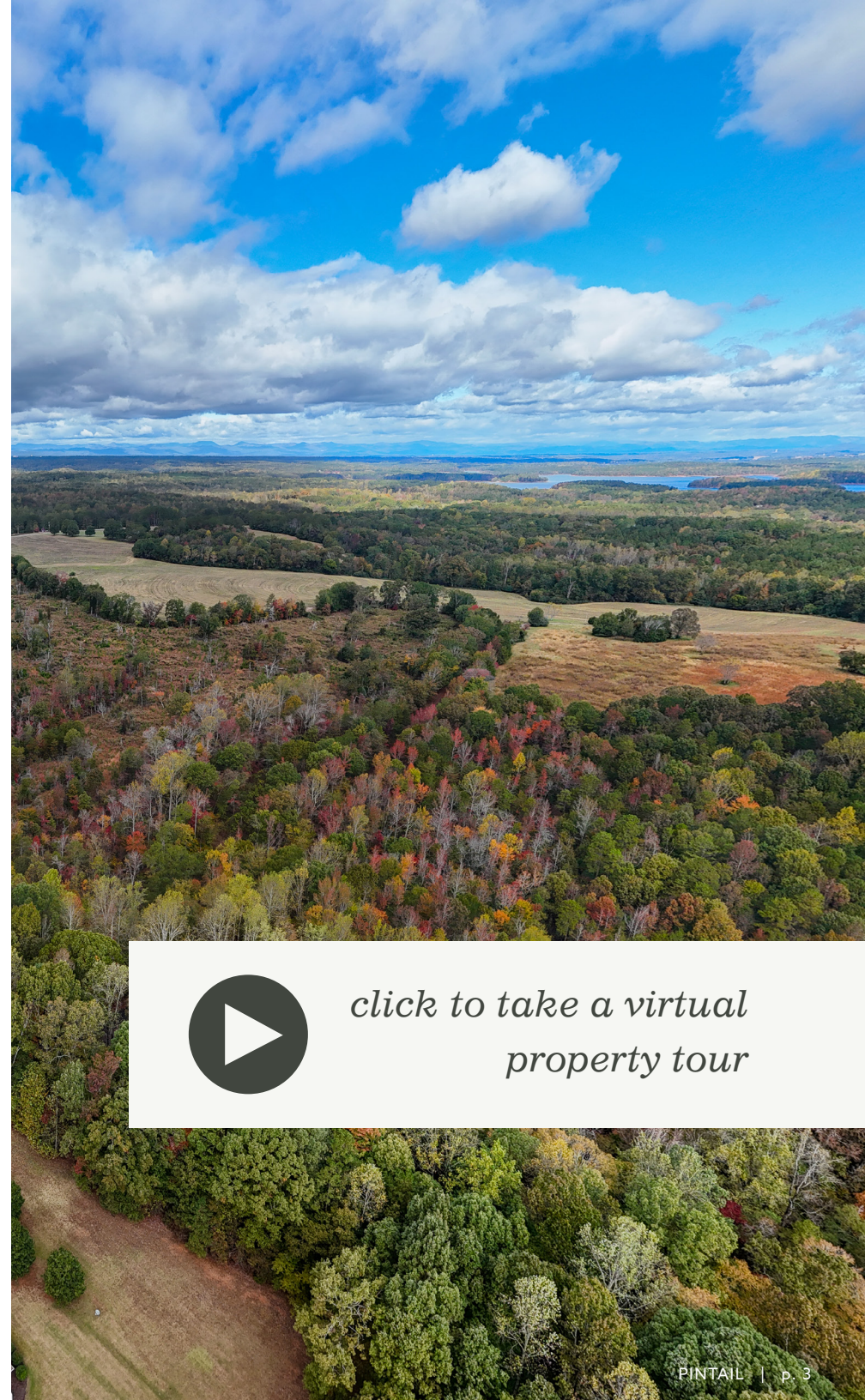
Distance to Lake Hartwell: 1.5 mi. (4 min.)

Distance to I-85: 2.7 mi.

ASKING PRICE: \$1,475,020 (\$27,120/AC)



*click to take a virtual
property tour*



PROPERTY boundaries

±54.39 AC

SURROUNDING *area*

LAKE HARTWELL

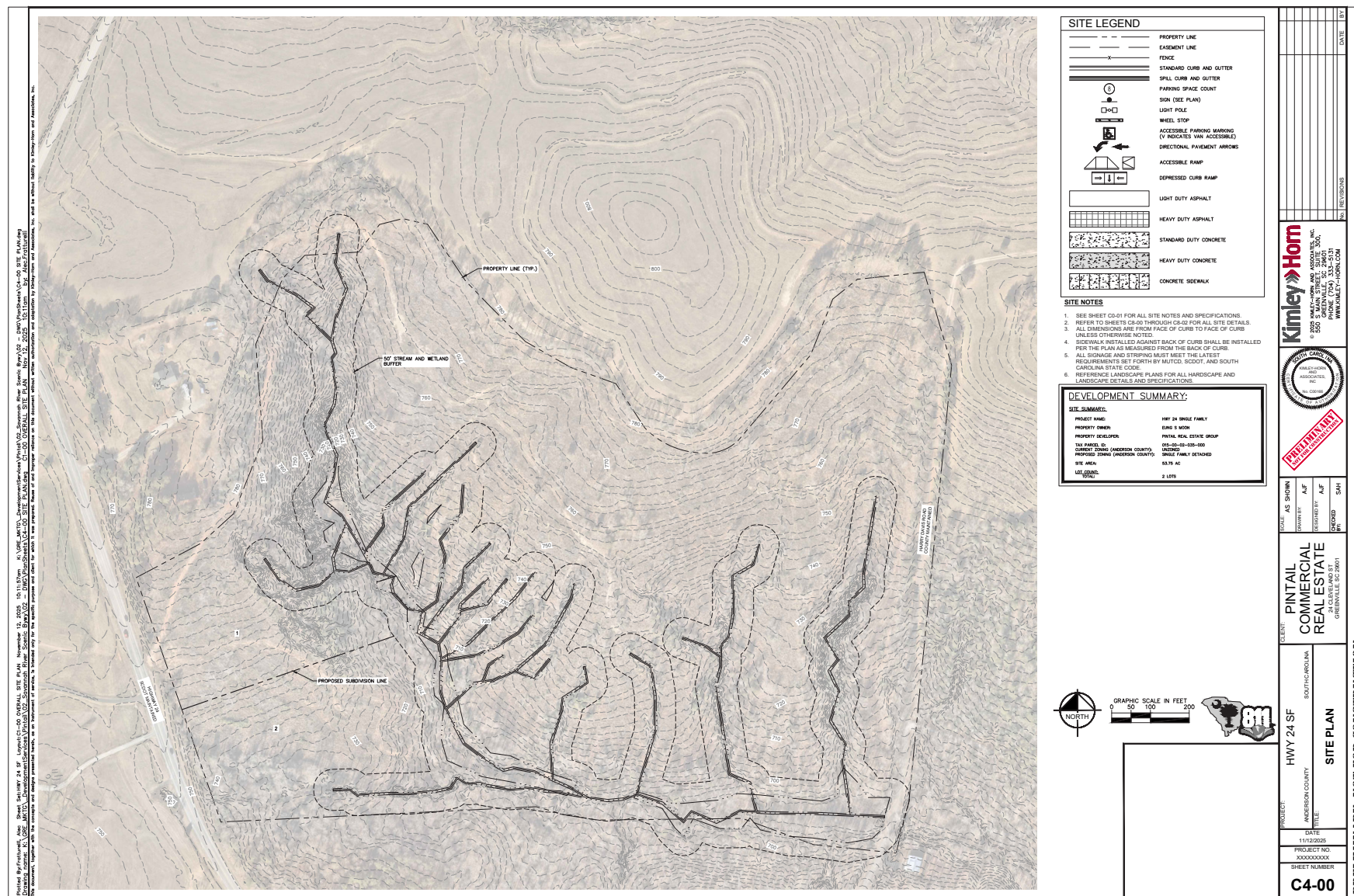
24

1.5 MILES

2.7 MILES

INTERSTATE
85

POTENTIAL *site plan*





For more information on this property in Anderson County, SC, please contact:

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