



Lauren Small, REALTOR 803-413-5787

Richtex

Berkshire Hathaway HomeServices Midlands Real Estate

This one-of-a-kind portfolio in the historic mill town of Richtex offers a blend of residential charm, commercial income, and long-term upside. It includes “The Town,” a 12.7-acre mixed-use hub featuring the original old mill with three-phase power, a secondary shop, a brick general store, a commissary, and five new RV pads. Several units are leased to long-term tenants, including local businesses and traveling workers. There's also over 10 acres of flat land with development potential for an expanded RV park or campground. With river frontage, railroad access, proximity to Scout Motors and VC Summer, and a strong rental history, this portfolio is ideal for investors seeking steady cash flow, space to grow, and a piece of South Carolina history. Also available at an additional cost are several income-producing cottages.

The Town:

1177 Richtex Road (The Town)

12.7 acres +/-

List Price- \$700,000

Welcome to “The Town” at Richtex, a rare 12.7-acre mixed-use opportunity with proven cash flow, river access, and room to expand. This historic property includes two commercial shops, a general store, a commissary, and five RV sites, all set against the backdrop of the Little River, which feeds into the Broad River.

General Store:

The general store is currently rented for \$425/month with the store's brick charm offering great potential for future use or expansion. Tenant also uses the fenced pasture beside the store for vehicle storage for his towing business (not repos).

Commissary:

The 1,000 sq ft commissary is rented for \$425/month.

Old Mill:

The 5,000 sq ft old mill, featuring three-phase power, was leased for \$1,500/month (Currently vacant)

Little Shop:

The 1,500 sq ft small shop is leased at \$900/month to long term trucking tenant who also utilizes the adjacent pad for storage.

RV Lots:

Across from the shops, five newly added RV lots offer additional income potential (three currently leased at \$600, 600, 450, and 450/month). Once fully leased, the RV pads alone could add \$2,400/month to the bottom line.

Future Ideas:

Ideas for development include expanding the RV park or renovating the store to cater to campers and locals. Enjoy the unique character and history of the Richtex mill town while exploring the endless opportunities this property offers. The seller had a company interested in renting the old mill for 3000 per month 3 years ago that took old cars and broke down the parts and exports them overseas and wanted to utilize the railroad. They opted not to because they had other future intentions with the property at the time that they didn't want to conflict with. But with an open mind, there is great income potential and upside with the buildings and railroad access.

Future RV Park Expansion:

An RV park could be developed behind the old mill and shop from the parking lot to the tracks and all the way to down between the houses and the railroad which would be about 10 acres of flat land. Income potential and demand is big with RV lots in this area. Especially with river access. Scout Motors is less than 20 minutes away and VC Summer about 35 minutes.

The Cottages:

1316 Richtex Road (Green house) - SOLD

2 bd 2 ba - 1316 sf - 1.72 Acres

1252 Richtex Road (Grey house)- SOLD:

3 bd 2 ba - 1708 sq ft - 1.97 acre lot

1286 Richtex Road (Brick house)

2 Bd 1 ba - 812 sq ft - 1.25 acre - Currently rented for \$600/month

This home is only being offered for sale as part of the whole portfolio. Set on just under an acre, this solid brick 2 bedroom, 1 bath home offers low maintenance living and strong rental potential. With 812 square feet, it's the perfect size for a starter home, downsize, or investment. The interior was renovated just a year ago, featuring new LVP flooring throughout and fresh paint that gives the home a clean, modern feel. The roof was also replaced one year ago, and the central gas HVAC system had a blower repair at that time as well. The kitchen is fully functional and only needs light cosmetic updates if desired. The home is currently rented to family at 600 per month, but has previously rented for 900 and could likely bring 900 to 1100 per month in the current market. HVAC credit is being offered to help make this one an even easier win. This parcel also comes with a home needing a full reno (quoted at 75k-90k at the front of the property.)

1300 Richtex Road (Yellow house)

2 bd 1.5 ba - 1128 sq ft - 1 Acre

List Price \$145,000 - Currently rented for \$1,000/month

This cheerful yellow cottage is move-in ready and full of charm. With 2 bedrooms, 1.5 baths, and 1,128 square feet, it sits on a manageable 1 acre lot and is currently rented for 1,000 per month. The home has been thoughtfully updated over the past year, including fresh interior and exterior paint, granite countertops, new stainless steel appliances, LVP flooring in the bathrooms and dining area, and updated fixtures. The roof was repaired as needed, including a full replacement of the back half to address past issues and ensure it's in solid condition moving forward. Central heat and air keep the home comfortable year-round. This home needs nothing and would make a fantastic primary residence, rental, or addition to your portfolio

1315 Richtex Road- (Blue and brick)

2 bd 1 ba - 1127 sf - 4.78 Acres

List Price- 150,000 - Currently rented for \$1,000/month

Set on 4.78 peaceful acres, this blue and brick 2 bedroom, 1 bath cottage has been renovated and thoughtfully restored from top to bottom. With 1,127 square feet of living space, the home now features fresh paint inside and out, durable LVP flooring throughout, new countertops, new lighting, and updated fixtures that give it a clean and inviting feel. Many major components have already been addressed, including a new roof and extensive subfloor and drywall work. The layout includes a spacious covered back porch for enjoying the quiet country setting, and there's room to add steps or a small landing off the secondary back entrance if desired. Currently rented for 1,000 per month, this home offers solid income potential from day one. Nestled in the heart of the historic mill town of Richtex, this property blends quiet country living with a sense of community and heritage. A credit toward HVAC is being offered.

The Numbers:

Current cash flow for the town + cottages is \$6,450. Assuming all 5 lots get rented, rent could increase on 1286 Richtex to market rate of \$900, and the old mill gets rented out, the new gross rents would come to \$9,150.

Taxes are approximately \$3,500 per year. Insurance is approximately \$500 per month.

Current \$77,400 gross, \$67,900 NOI, Proforma \$109,800, gross \$100,300 NOI.

Also available:

A large home, two ponds, and an additional 80 acres with 1,750' of river frontage is also available to purchase at 1130 Richtex Road: <https://s.paragonrels.com/goto/4N0izhxKh1>

Entire portfolio offered at \$1,135,000

Questions or to arrange a showing contact:

Lauren Small, REALTOR

803-413-5787 | laurensmallsc@gmail.com

Small & Co. Properties Team at

Berkshire Hathaway HomeServices Midlands Real Estate



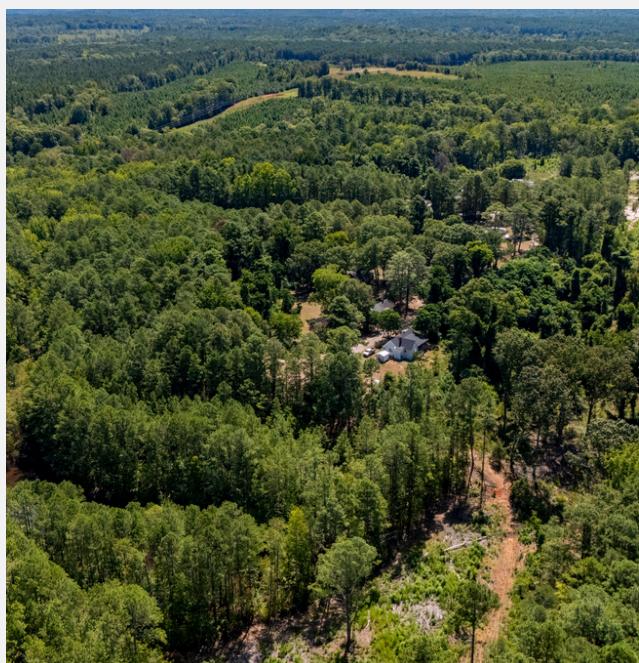
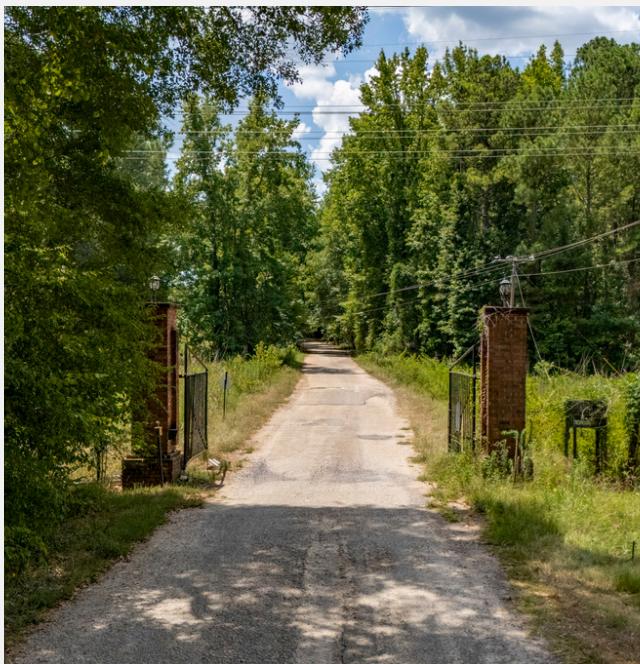


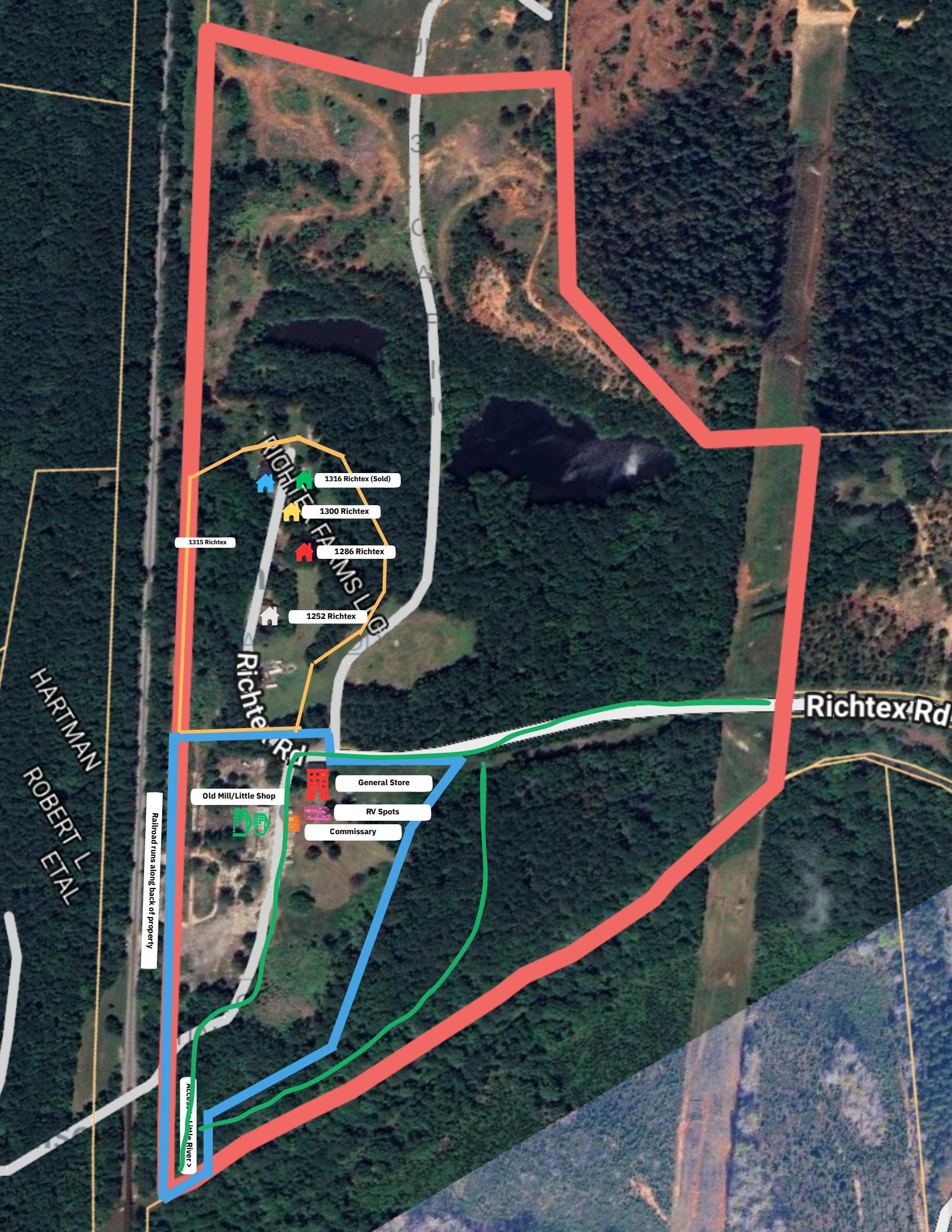
1252 Richtex - Under Contract



1316 Richtex - Sold









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PROJECT:25319.02

NOTES:

1. THE PURPOSE OF THIS EXHIBIT IS TO REPRESENT THE GEOMETRY ALONG THE CENTER LINE OF THE HISTORICAL ACCESS ROAD LEADING FROM S-20-303 TO THE END OF RICHTEX ROAD (PROPOSED EASEMENT AGREEMENT AND DETAILS TO BE OUTLINED IN SEPARATE AGREEMENT). THE BOUNDARY LINES ARE TMS # 230-00-00-004 & LOTS 1-5 AND ALLOW FOR THE NON EXCLUSIVE USE OF VEHICULAR TRAFFIC & GENERAL UTILITY INSTALLATION & MAINTENANCE.
2. WATER WELL EASEMENT TO INCLUDE INGRESS, EGRESS & MAINTENANCE OF THE ROUTING OF THE UNDERGROUND UTILITIES WHICH IS UNKNOWN TO THIS OFFICE ON THIS DATE. SEE SEPARATE AGREEMENT FOR DETAILS. OTHER RIGHTS AND RESTRICTIONS.

S.C. GRID NORTH
ADN 23

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | S22°23'31" W | 95.51' |
| L2 | S22°42'19" W | 92.57' |
| L3 | S22°42'19" W | 92.57' |
| L4 | S22°05'28" W | 69.68' |
| L5 | S26°05'40" W | 70.35' |
| L6 | S23°10'35" W | 74.38' |
| L7 | S23°10'35" W | 74.38' |
| L8 | S28°15'54" W | 77.93' |
| L9 | S16°32'53" W | 230.20' |
| L10 | S22°14'07" W | 107.92' |
| L11 | S22°11'20" W | 68.34' |
| L12 | S21°27'17" W | 55.12' |
| L13 | S21°27'17" W | 55.12' |
| L14 | S31°50'11" W | 45.20' |
| L15 | S11°39'29" W | 70.46' |
| L16 | S45°45'40" W | 26.49' |
| L17 | S60°00'57" W | 32.35' |
| L18 | S60°00'57" W | 32.35' |
| L19 | S60°00'57" W | 32.35' |
| L20 | N81°52'50" W | 24.35' |
| L21 | N72°45'10" W | 58.70' |
| L22 | N70°24'47" W | 58.70' |
| L23 | N67°02'33" W | 59.73' |
| L24 | N67°11'37" W | 162.78' |
| L25 | N68°02'48" W | 160.56' |
| L26 | N68°02'48" W | 160.56' |
| L27 | N46°00'55" W | 88.82' |
| L28 | N46°00'55" W | 127.31' |

TMS #
BOYER HOLDINGS LLC
DEED 744-5
PLAT 603-1163

S-20-30
RICHTEX ROAD
END OF STATE
MAINTENANCE
POINT "X"
N29°47'31"E
91.32'(TR)

POINT "A"
N29°47'31"E
91.32'(TR)
GATE
RR SPKE
PROPERTY LINE
ELEC. TRANSMISSION

REMAINDER OF
TMS # 230-00-00-004
RICHTEX FARMS LLC
DEED 1545-1
PLAT 496-75
PLAT B-171

REMAINDER OF
TMS # 230-00-00-004
RICHTEX FARMS LLC
DEED 1545-1
PLAT 496-75
PLAT B-171

REMAINDER OF
TMS # 230-00-00-004
RICHTEX FARMS LLC
DEED 1545-1
PLAT 496-75
PLAT B-171

PLAT OF EASEMENT EXHIBIT FOR
RICHTEX FARMS LLC
FAIRFIELD COUNTY, SOUTH CAROLINA
OCTOBER 21, 2025
SCALE: 1"=100'

THE INFORMATION SHOWN HEREON IS THE RESULT OF A SURVEY
PERFORMED UNDER THE SUPERVISION OF J. CHRIS KNIGHT, PLS
AND WAS COMPLETED ON THE DATE SHOWN. THE SURVEY MEETS
OR EXCEEDS THE REQUIREMENTS OF THE CIVIL SURVEY AS
DEFINED IN THE "STANDARDS OF PRACTICE MANUAL FOR SURVEYING
IN SOUTH CAROLINA". THE AREA (IF SHOWN) WAS DETERMINED BY
THE COORDINATE METHOD. THE PROPERTY IS NOT SUBJECT TO
ANY ENCROACHMENTS OR PROJECTIONS UNLESS OTHERWISE NOTED.

GRAPHIC SCALE - FEET

0 100 200 300 400

REMAINDER OF
TMS # 230-00-00-004
RICHTEX FARMS LLC
DEED 1545-1
PLAT 496-75
PLAT B-171

LOT 4
(PLAT 605-3688)

LOT 3
(PLAT 605-3688)

LOT 2
(PLAT 605-3688)

LOT 1
(PLAT 605-3688)

LOT 5
(PLAT 605-3688)

RICHTEX ROAD

SOUTHERN RAILWAY
200' N/W

(SEE NOTE 2)
PROPOSED 25'x25'
EASEMENT FOR WELL
MAINTENANCE &
REPAIR

COMMON
WATER WELL

RR SPKE

REMAINDER OF
TMS # 230-00-00-004
RICHTEX FARMS LLC
DEED 1545-1
PLAT 496-75
PLAT B-171

