



# OFFERING MEMORANDUM LARGE ACREAGE OPPORTUNITY

LENHARDT ROAD @ JIM HUNT ROAD IN PICKENS COUNTY, SC | ±213 ACRES

## TRANSACTION *team*



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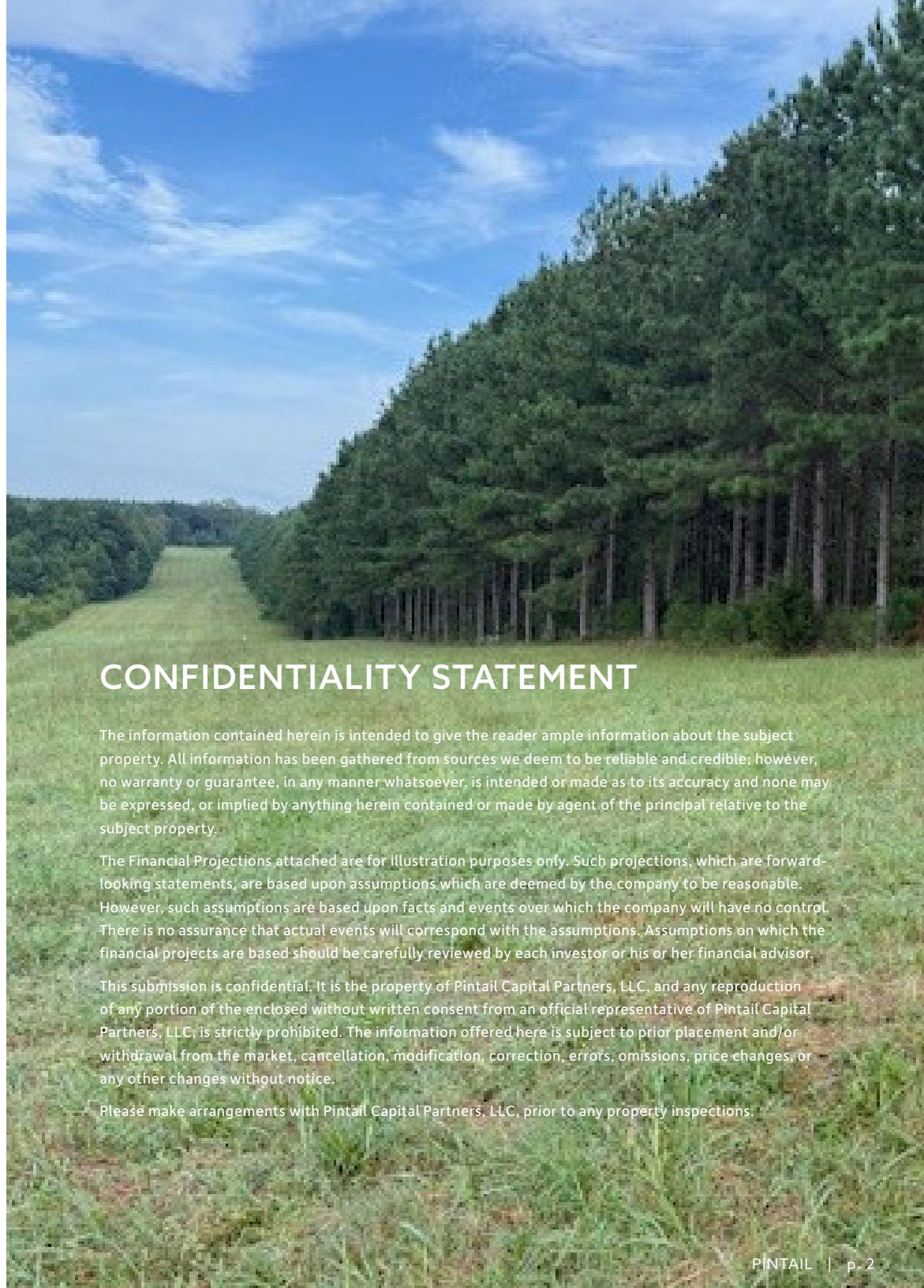
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## PROPERTY overview

±213 contiguous acres located along Lenhardt Road and Jim Hunt Road in Pickens County, South Carolina. This rare property offers unmatched seclusion, privacy, and natural beauty, while remaining less than 20 minutes from the conveniences of Greenville, SC and less than ten minutes from downtown Easley, SC.

**±213 Acre Tract**

**Lenhardt Road, Easley, SC**

**Prime Wildlife Habitat**

**0.4 AC pond, fed by Georges Creek**

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<b>LOCATION</b>	Lenhardt Road + Jim Hunt Road
<b>COUNTY</b>	Pickens
<b>PARCEL NUMBER</b>	513-00-56-5704
<b>TOTAL ACREAGE</b>	±213 AC
<b>ZONING</b>	Agricultural Heritage Area (Unified Development Standards Ordinance)

**ASKING PRICE: \$4,260,000 (\$20,000/AC)**



# PROPERTY *features*

## LAND COMPOSITION

- Mature hardwoods
- Planted pines



## WATER FEATURES

- Property includes **26 acres of wetlands**.
- Small, 0.4 AC pond, fed by **Georges Creek**



## TOPOGRAPHY

 Rolling hills and creek bottoms

## ACCESS

 Property access just off Lenhardt Road and hinton Road

## TRAIL SYSTEM

- Established trail system throughout the property provides a foundation for future improvements, allowing easy expansion into a full ATV, horseback, or hunting access network.



## WILDLIFE + RECREATION

- Rich wildlife habitat - **native whitetail deer, wild turkey and dove**

## INVESTMENT

- Current and future timber harvest income as well as long-term general appreciation

## EASEMENTS

- 3,000' x 100' CPW easement provides excellent visibility and access to trail systems. Power easement provides access to Georges Creek and southern portion of the property.

**PROPERTY boundaries**

**$\pm 213$  AC**

ALSO AVAILABLE:  $\pm 253$  AC

ALSO  
AVAILABLE:  
 $\pm 198$  AC

LENHARDT ROAD, STATE RD S-39-325

Burdine Creek

JIM HUNT ROAD

LENHARDT ROAD

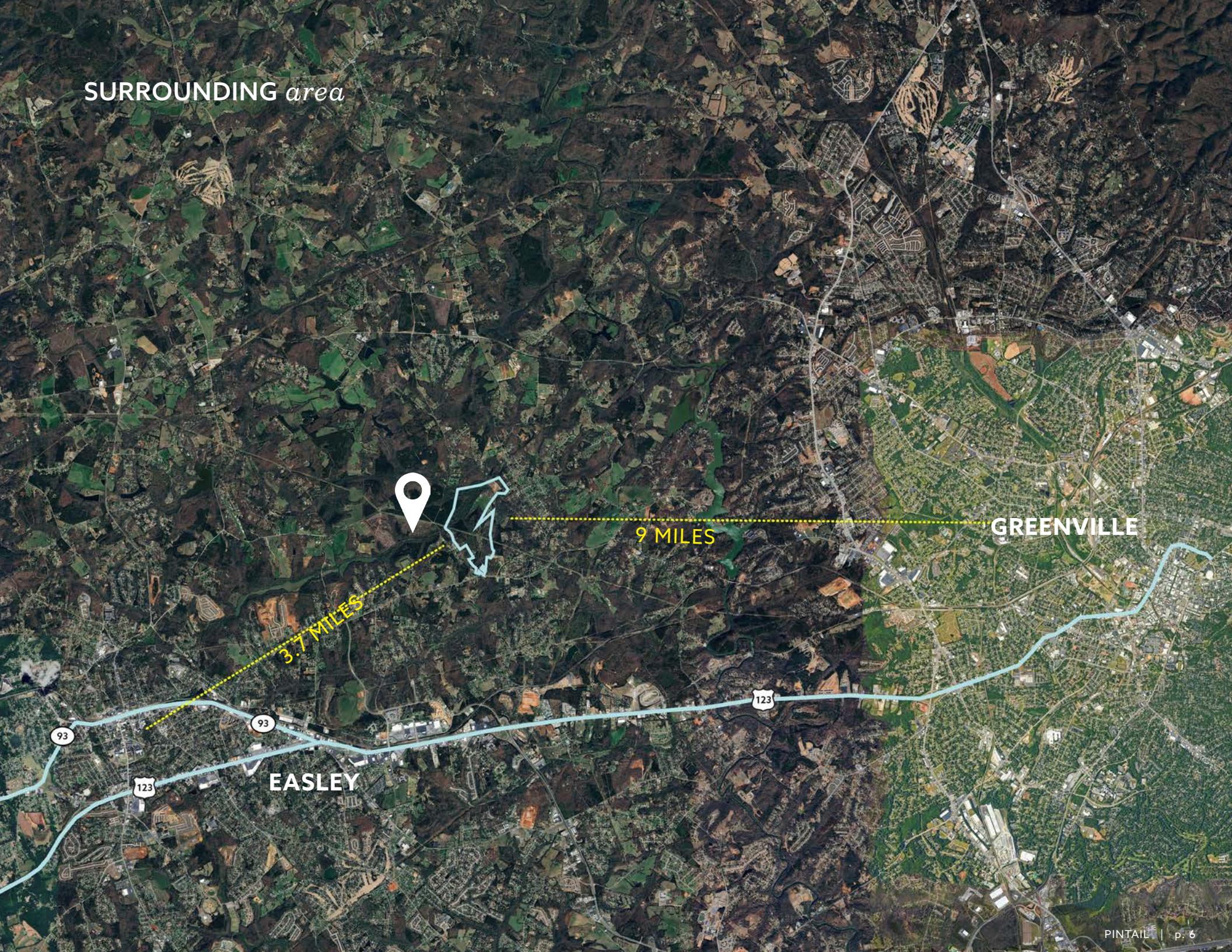
Georges Creek

FRANKLIN FINLEY ROAD

Georges Creek

Burdine Creek

## SURROUNDING *area*



3.7 MILES

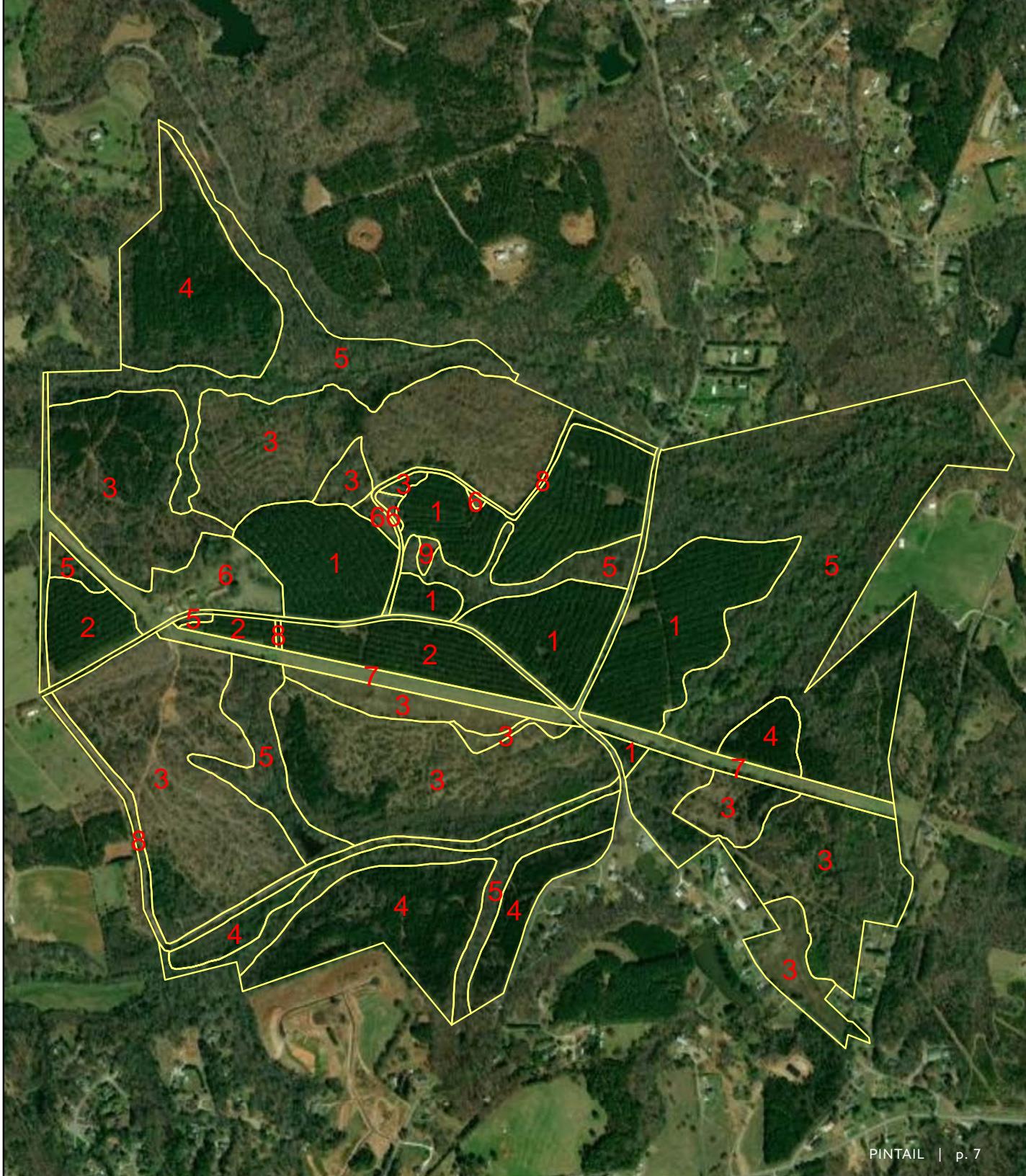
9 MILES

GREENVILLE

EASLEY

## TIMBER stands

STAND	AGE	SPECIES
1	22	Pine
2	21	Pine
3	4	Volunteer
4	17	Pine
5	Unknown	Hardwood
6-9	N/A	Open Areas





For more information on this tract in Pickens County, SC, please contact:

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