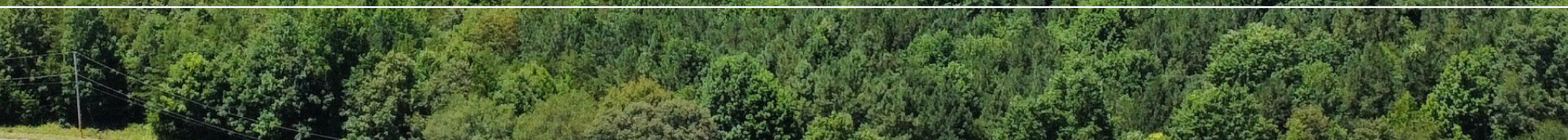




# OFFERING MEMORANDUM

LARGE ACREAGE OPPORTUNITY

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





## TRANSACTION *team*



*Matt Vanvick, CCIM, SIOR*

PARTNER, BROKER  
matt@pintailcre.com  
864.414.7005



*David Sigmon, CCIM, SIOR*

PARTNER, BROKER  
david@pintailcre.com  
864.430.8060



*Tom McMeekin*

BROKER ASSOCIATE  
tom@pintailcre.com  
864.921.7924



PO BOX 9776 · GREENVILLE SC 29604  
864.729.4500 · [WWW.PINTAILCRE.COM](http://WWW.PINTAILCRE.COM)

## CONFIDENTIALITY STATEMENT

The information contained herein is intended to give the reader ample information about the subject property. All information has been gathered from sources we deem to be reliable and credible; however, no warranty or guarantee, in any manner whatsoever, is intended or made as to its accuracy and none may be expressed, or implied by anything herein contained or made by agent of the principal relative to the subject property.

The Financial Projections attached are for illustration purposes only. Such projections, which are forward-looking statements, are based upon assumptions which are deemed by the company to be reasonable. However, such assumptions are based upon facts and events over which the company will have no control. There is no assurance that actual events will correspond with the assumptions. Assumptions on which the financial projects are based should be carefully reviewed by each investor or his or her financial advisor.

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

# 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

LOCATION	Lenhardt Road + Jim Hunt Road
COUNTY	Pickens
PARCEL NUMBER	513-00-56-5704
TOTAL ACREAGE	±213 AC
ZONING	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

FRANKLIN FINLEY ROAD

Burdine Creek

ALSO AVAILABLE: ±253 AC

LENHARDT ROAD, STATE RD S-39-325

JIM HUNT ROAD

Burdine Creek

±213 AC

ALSO AVAILABLE:  
±198 AC

LENHARDT ROAD

Georges Creek

Georges Creek



SURROUNDING *area*



9 MILES

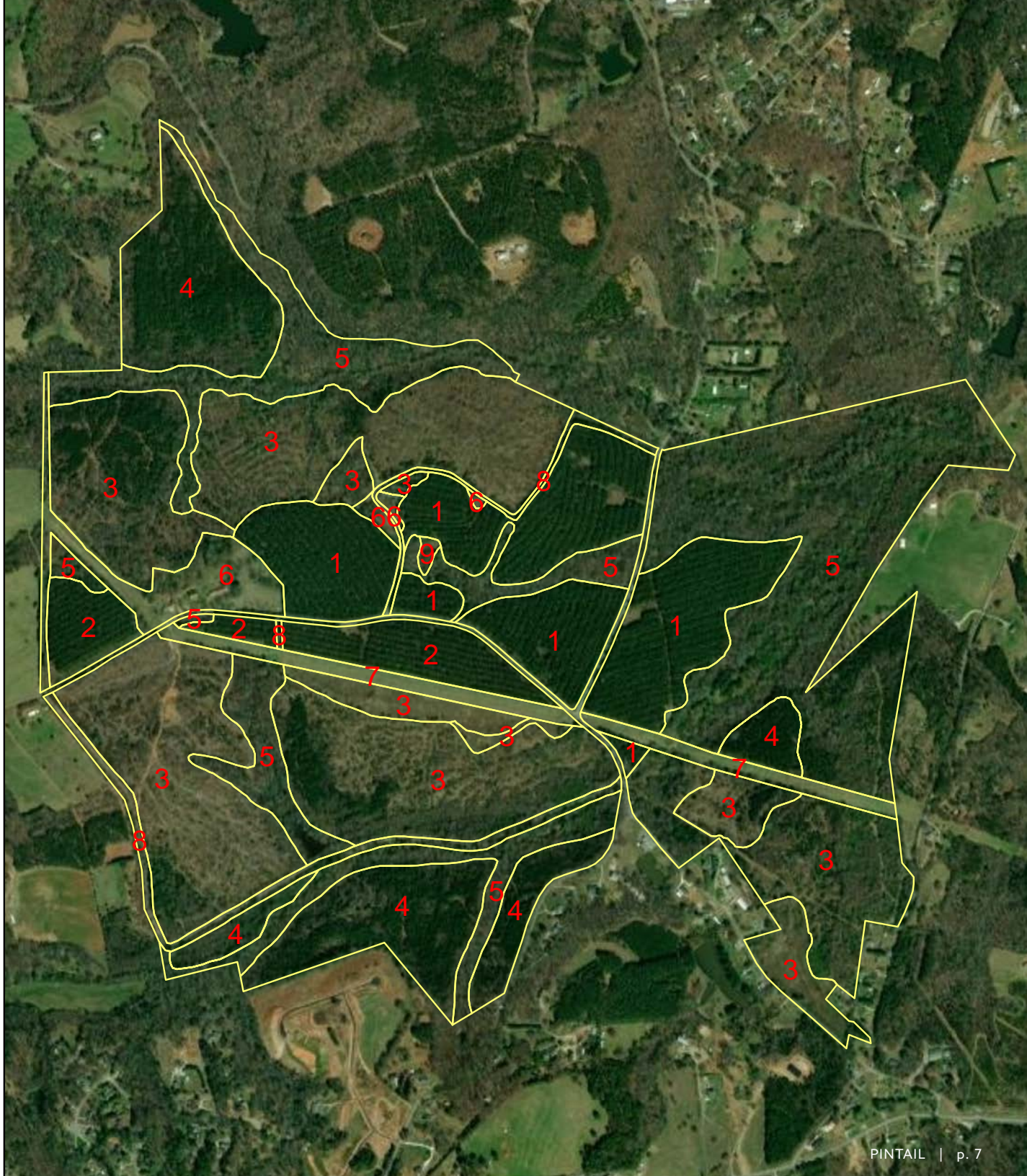
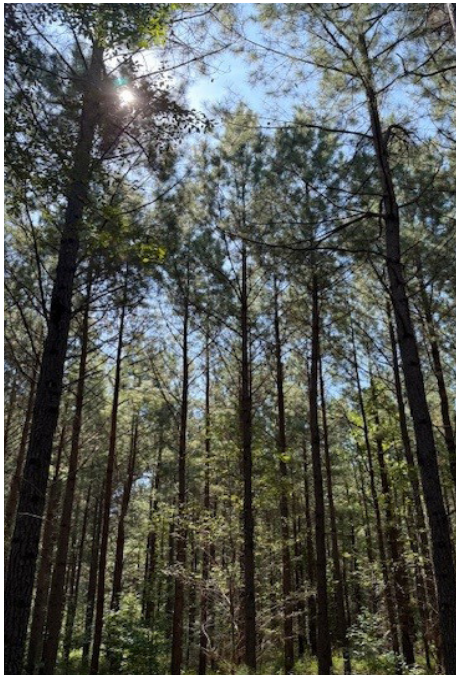
GREENVILLE

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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