



OFFERING MEMORANDUM

LARGE ACREAGE OPPORTUNITY

JIM HUNT ROAD + NORMAN DRIVE, PICKENS COUNTY, SC | ±198 ACRES

TRANSACTION *team*



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

PROPERTY *overview*

±198 contiguous acres located along the NE side of Lenhardt Road and between Jim Hunt Road and Norman Drive 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.

- ±198 Acre Tract
- Easley, SC
- Prime Wildlife Habitat
- Nearly 1,500 FT of Frontage on George’s Creek

LOCATION	Btw Jim Hunt Rd. + Norman Dr.
COUNTY	Pickens
PARCEL NUMBERS	5130-16-84-9381 5130-00-56-5704
TOTAL ACREAGE	±198 AC
ZONING	Agricultural Heritage Area

ASKING PRICE: **\$3,960,000** (\$20,000/AC)



PROPERTY *features*

LAND COMPOSITION

- Mature hardwoods
- Planted pines

WATER FEATURES

- **Burdine Creek and Georges Creek converge** on NE corner of property, 1,484 FT of frontage on Georges Creek

TOPOGRAPHY

- Rolling hills and creek bottoms
- **Large hill in middle of parcel** with partial tree coverage

ACCESS Property accessible from Lenhardt Road, Jim Hunt Road and Norman Road

TRAIL SYSTEM

- Established trail system consists of dirt trils and historic roadbeds

WILDLIFE + RECREATION

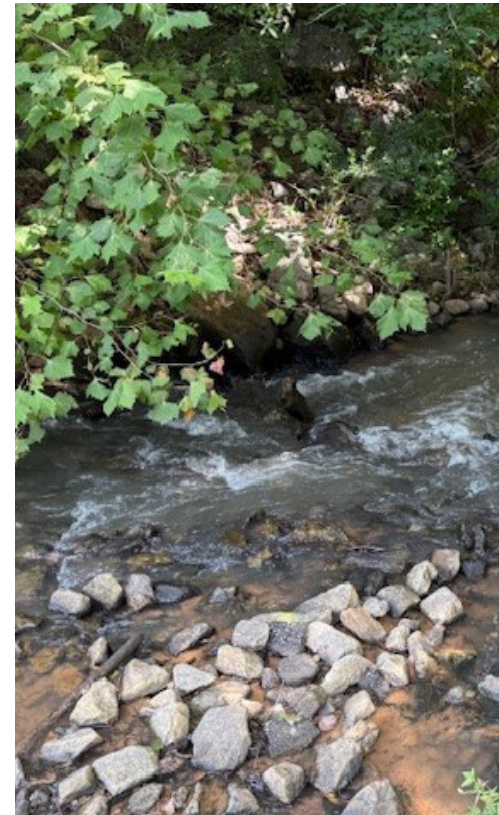
- Rich wildlife habitat - **native whitetail deer and wild turkey**

INVESTMENT

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

EASEMENTS

- Parcel 5130-16-84-9381: 1,846' x 85'
- Parcel 5130-00-56-5704: 679' x 100'



PROPERTY boundaries

FRANKLIN FINLEY ROAD

Burdine Creek

Burdine Creek

ALSO AVAILABLE: ±253 AC

LENHARDT ROAD, STATE RD S-39-325

JIM HUNT ROAD

ALSO AVAILABLE: ±213 AC

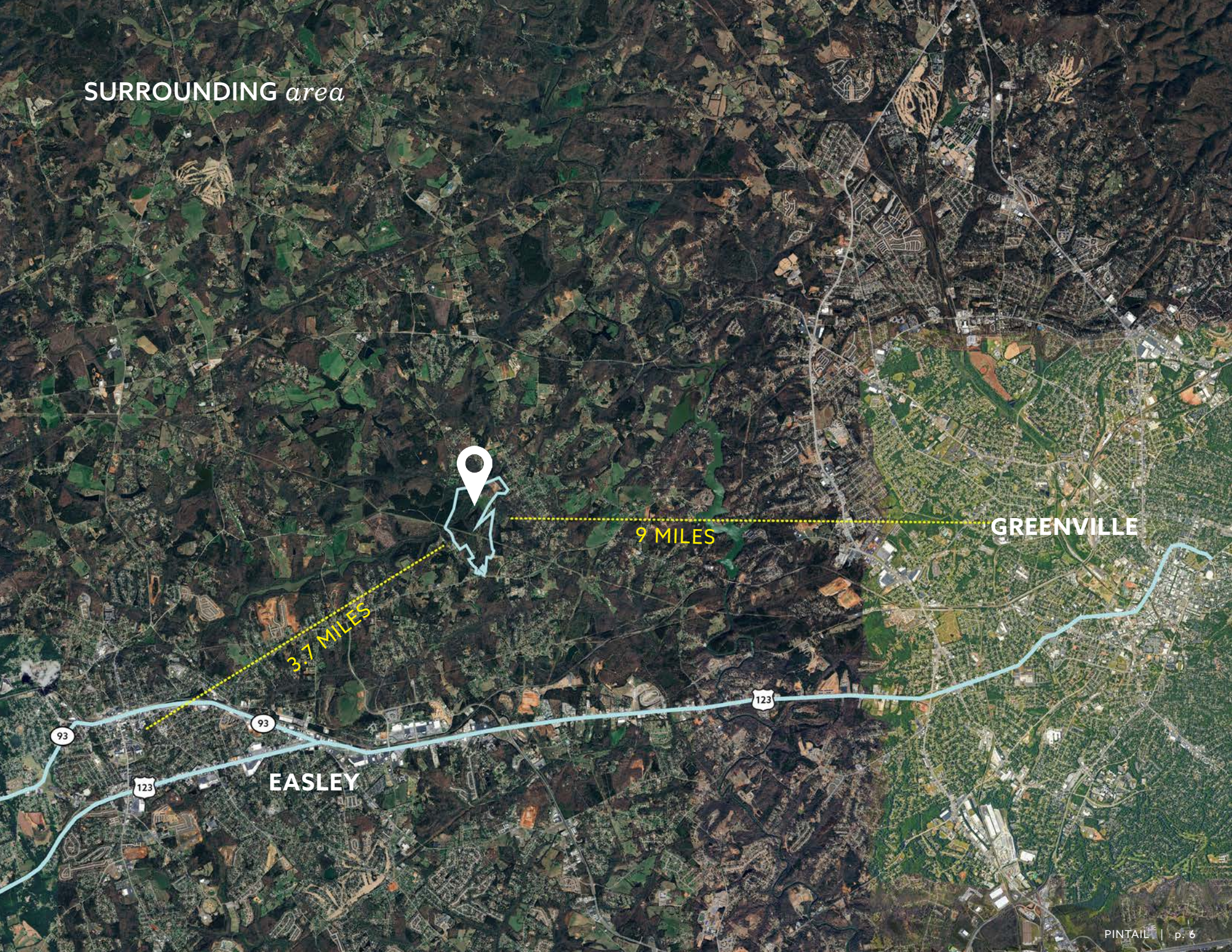
Georges Creek

LENHARDT ROAD

±198 AC

Georges Creek

SURROUNDING *area*



9 MILES

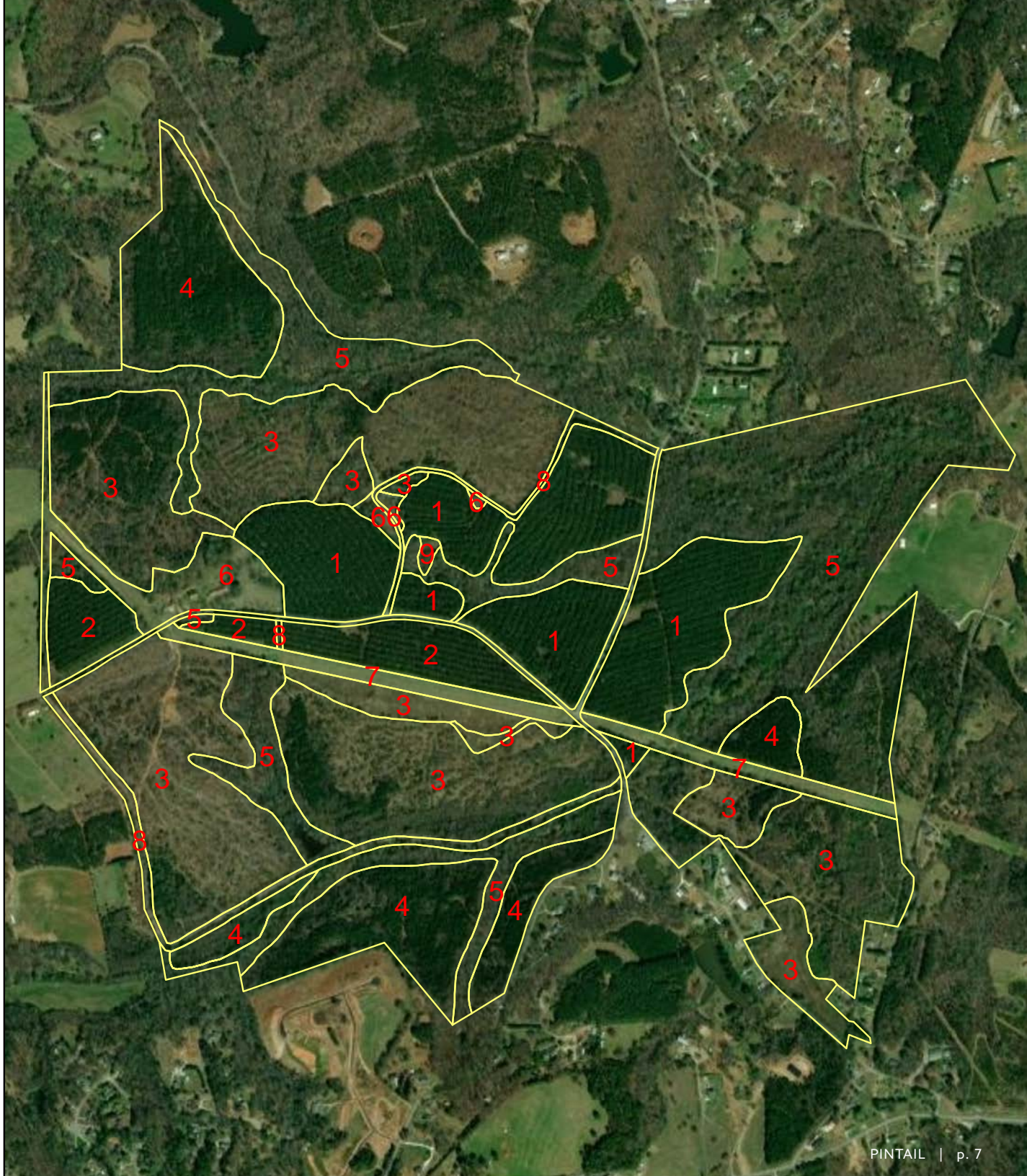
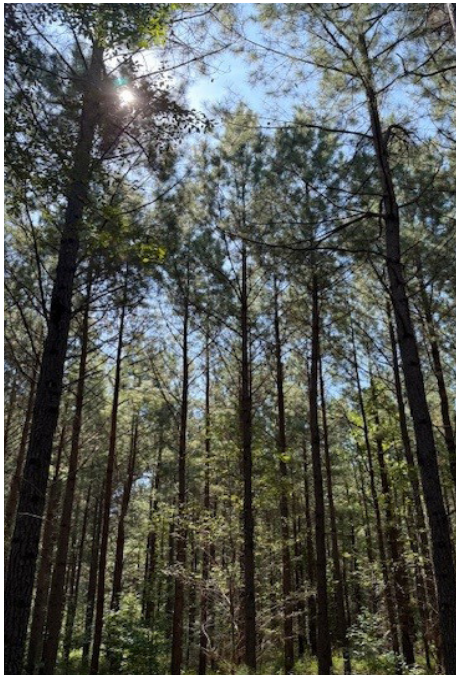
GREENVILLE

3.7 MILES

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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