



# OFFERING MEMORANDUM

## LARGE ACREAGE OPPORTUNITY

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

## TRANSACTION *team*



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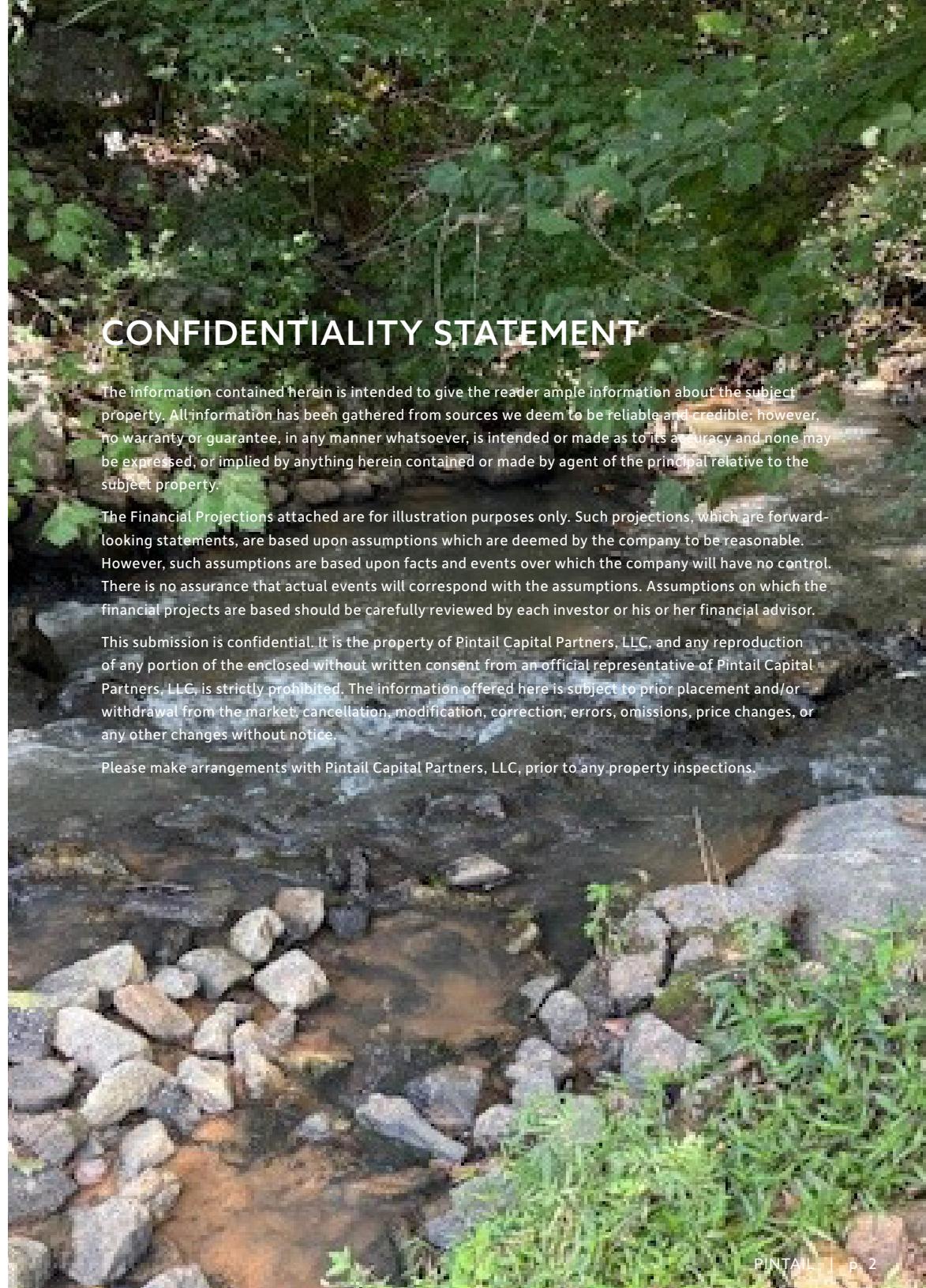
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### CONFIDENTIALITY STATEMENT

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## 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**

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**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*

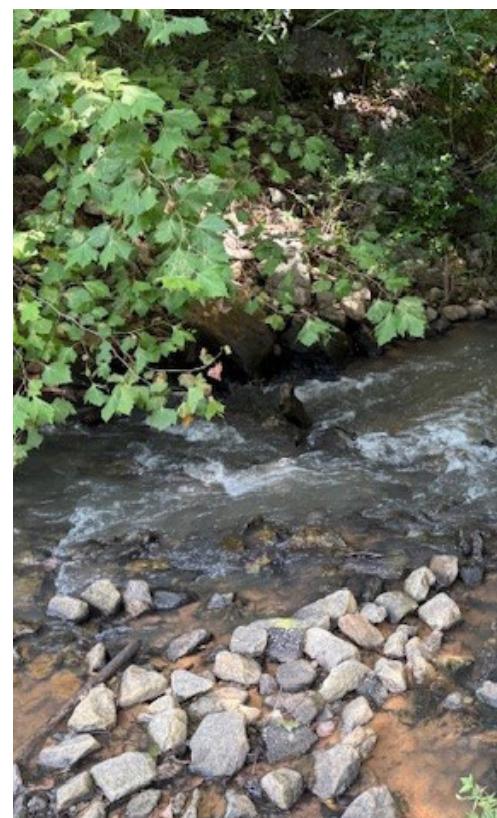
## LAND COMPOSITION

- 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 trails 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

JIM HUNT ROAD

LENHARDT ROAD, STATE RD S-39-325

LENHARDT ROAD

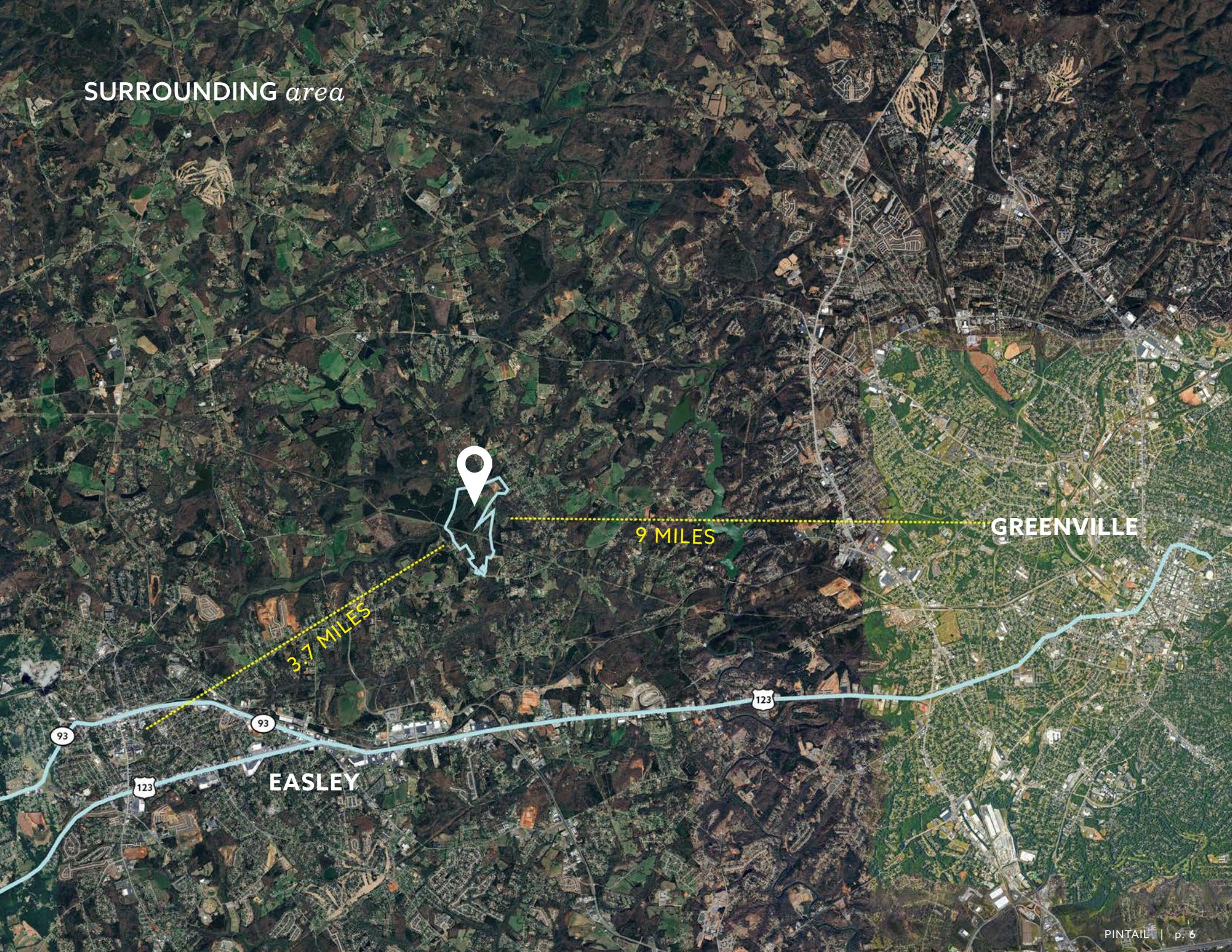
**+198 AC**

ALSO AVAILABLE: ±253 AC

ALSO AVAILABLE: ±213 AC

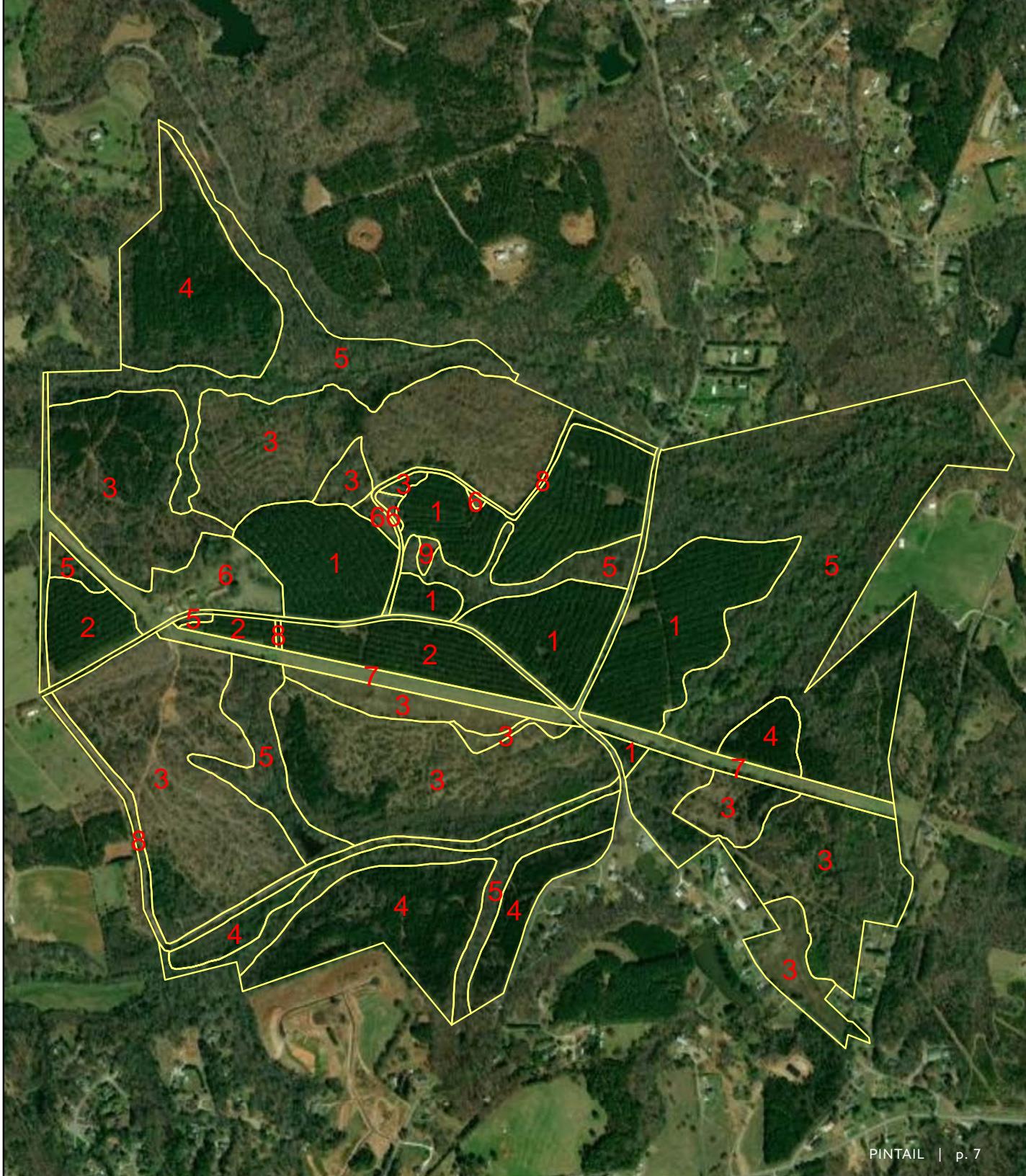
Georges Creek

## SURROUNDING *area*



## 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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