



OFFERING MEMORANDUM

LARGE ACREAGE OPPORTUNITY

LENHARDT ROAD @ JIM HUNT ROAD IN PICKENS COUNTY, SC | ±253 ACRES

TRANSACTION *team*



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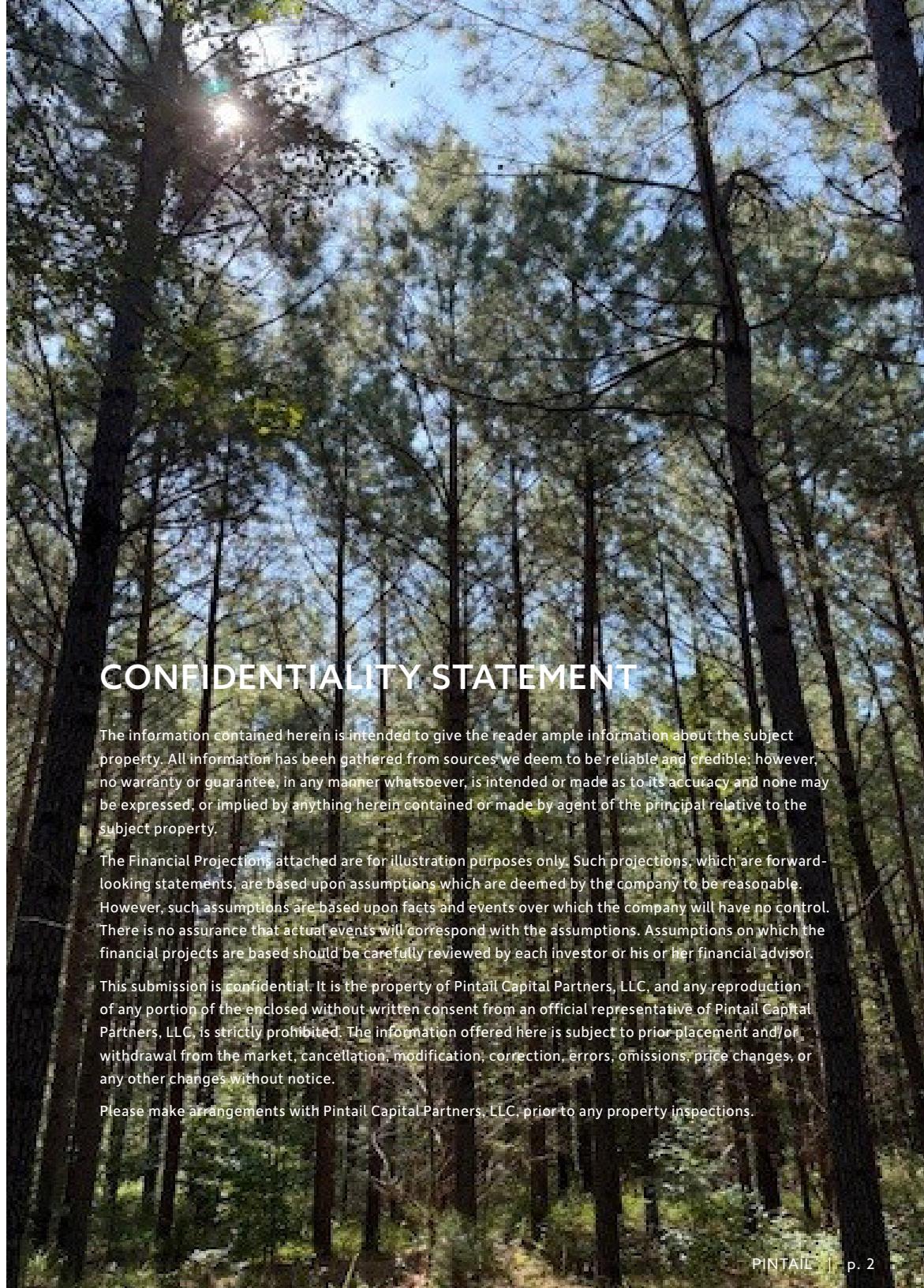
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Please make arrangements with Pintail Capital Partners, LLC, prior to any property inspections.

PROPERTY overview

±253 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.

±253 Acre Tract

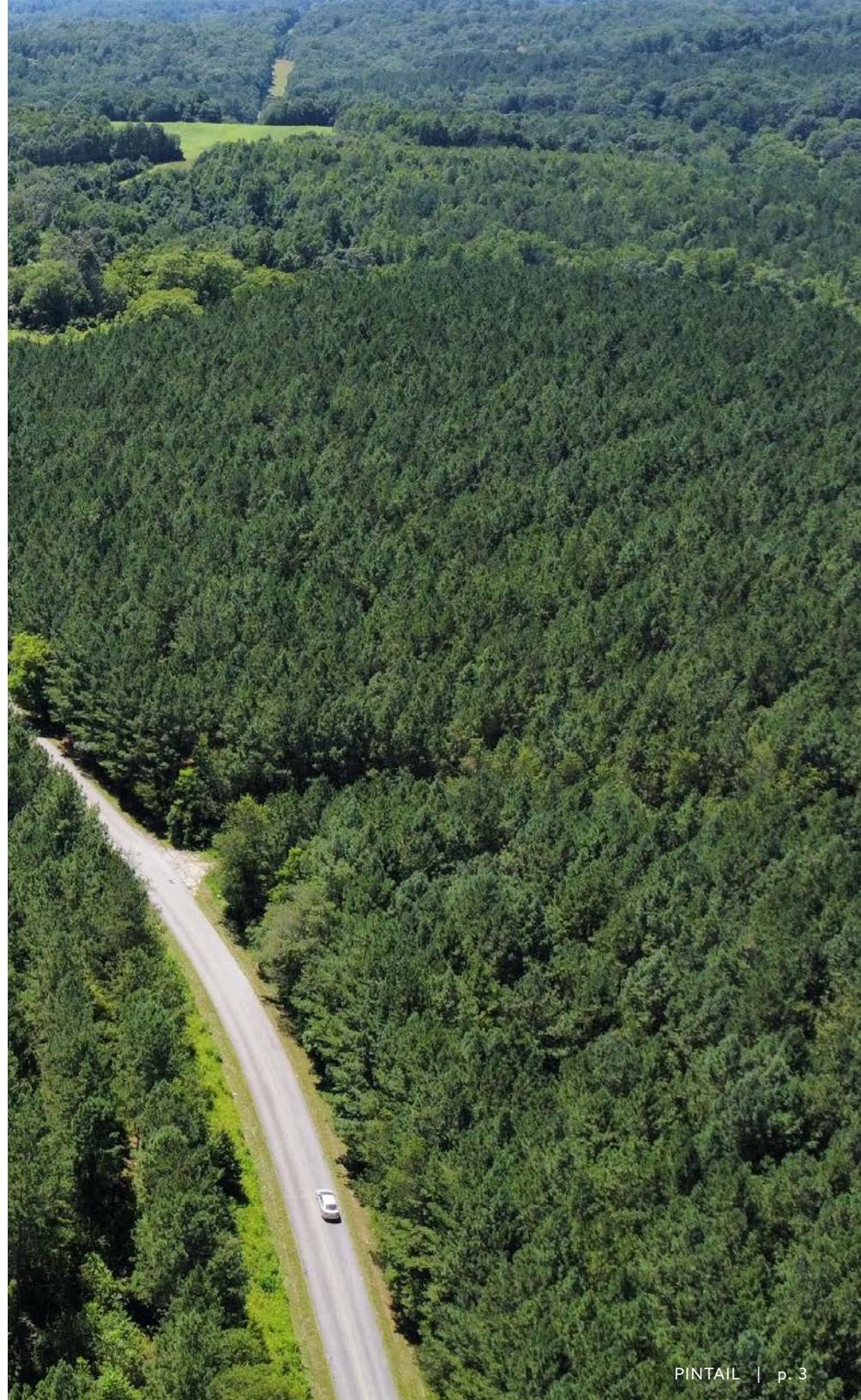
Lenhardt Road, Easley, SC

Prime Wildlife Habitat

Along Burdine Creek and Georges Creek

LOCATION	Lenhardt Road + Jim Hunt Road
COUNTY	Pickens
PARCEL NUMBER	513-00-56-5704
TOTAL ACREAGE	±253 AC
ZONING	Agricultural Heritage Area (Unified Development Standards Ordinance)

ASKING PRICE: \$5,060,000 (\$20,000/AC)



PROPERTY *features*

LAND COMPOSITION

- Mature hardwoods
- Planted pines



WATER FEATURES

- Property includes **20 acres of wetlands**.
- **Burdine Creek** and **Georges Creek** converge on the Northern border of the property.



TOPOGRAPHY

 Rolling hills and creek bottoms

ACCESS

 Property access just off Lenhardt Road

TRAIL SYSTEM

- Historic roadbeds and trails throughout the property provide 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 and wild turkey**
- Ideal for:
 - Hunting club or private lodge
 - Outdoor recreation (riding, camping, hiking, bird watching)

INVESTMENT

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

EASEMENTS

- 1,260' x 100' power easement located on the southwestern corner of the property

PROPERTY boundaries

± 253 AC

LENHARDT ROAD, STATE RD S-39-325

JIM HUNT ROAD

ALSO AVAILABLE: ± 213 AC

ALSO AVAILABLE:
 ± 198 AC

Burdine Creek

Burdine Creek

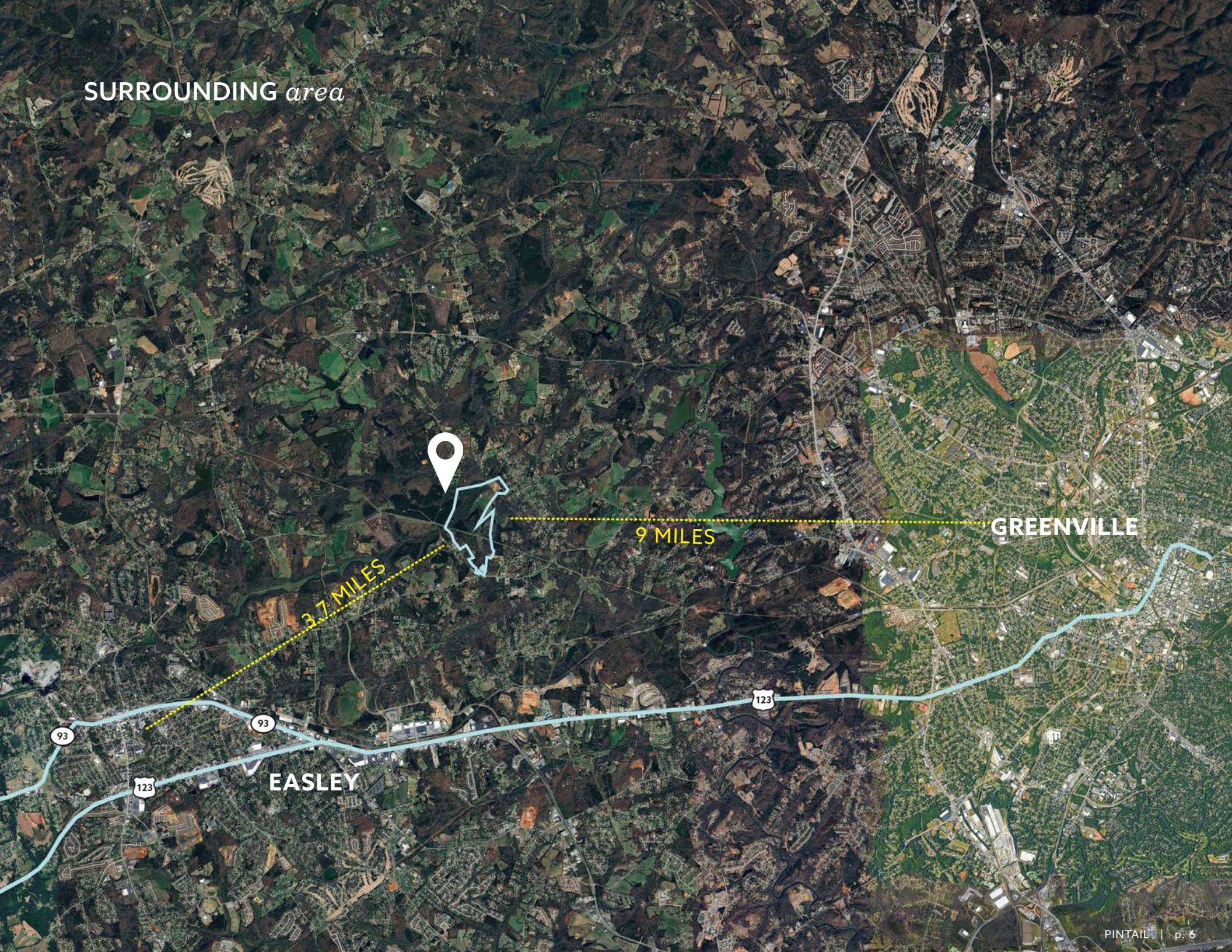
Georges Creek

Georges Creek

FRANKLIN FINLEY ROAD

LENHARDT ROAD

SURROUNDING *area*



EASLEY

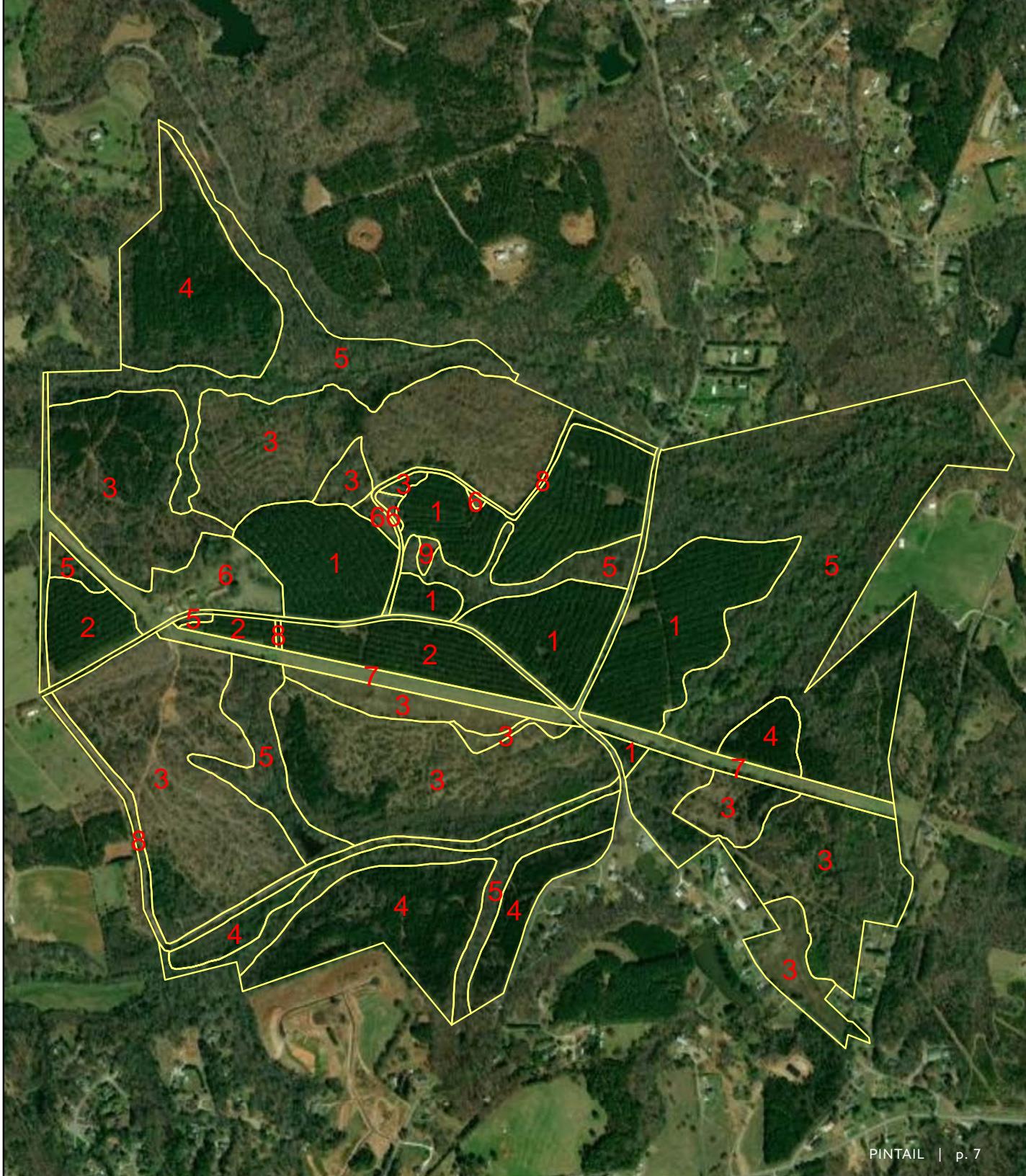
GREENVILLE

9 MILES

3.7 MILES

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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