

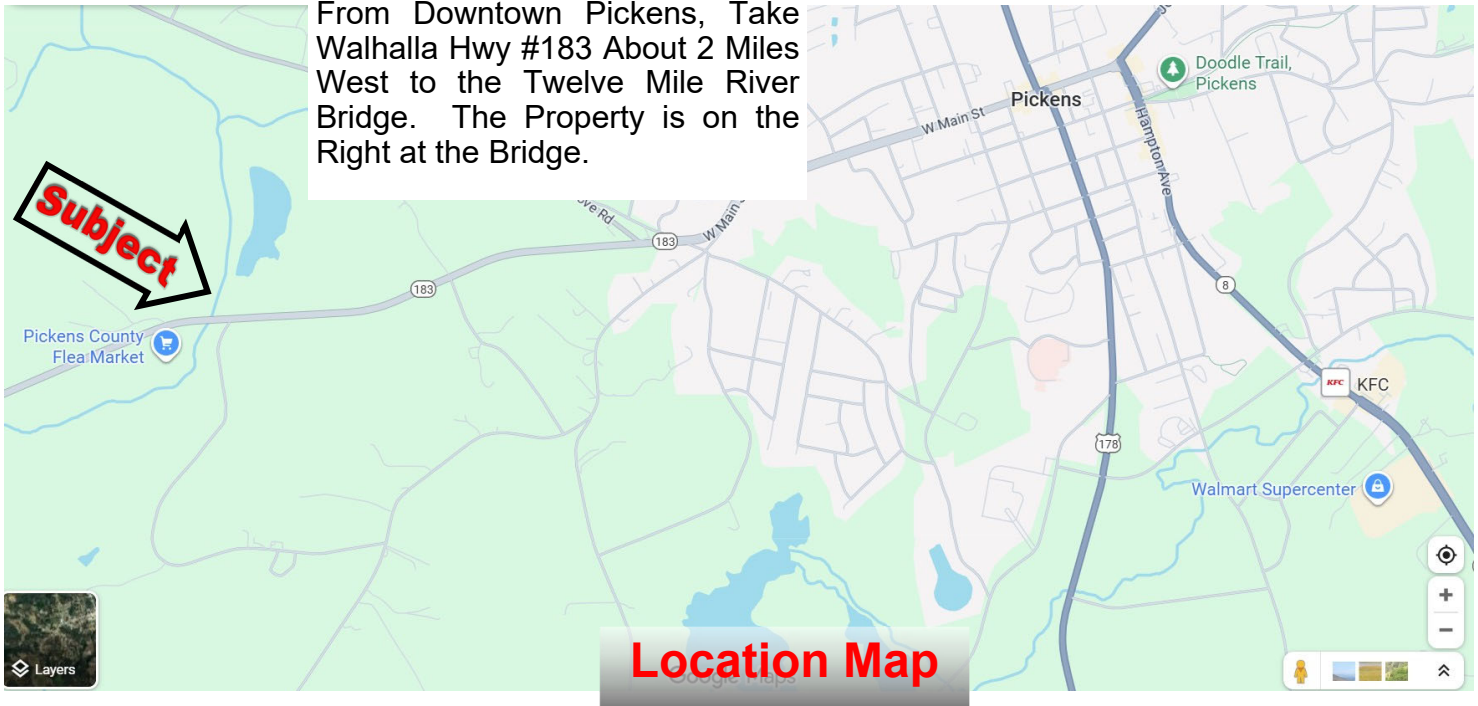
44 +/- Acres! Only \$399,987

Excellent Residential, Farm, Recreation, Lodge, or Investment Site!

Hwy 183 (Walhalla Hwy.) Pickens SC

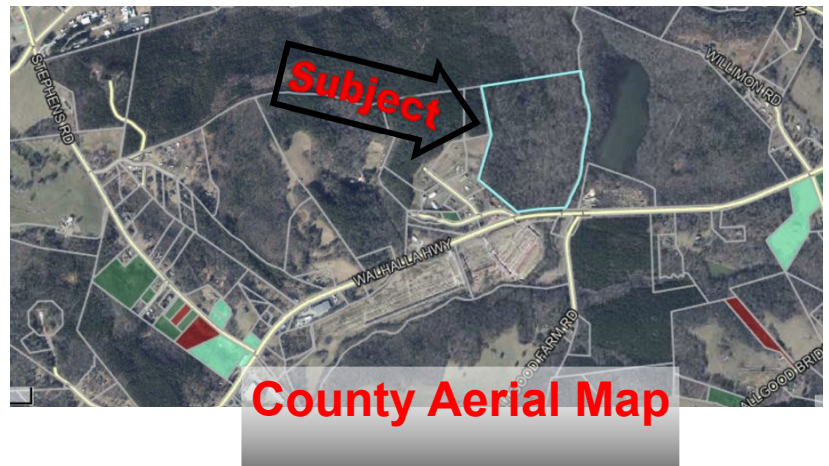
Directions:

From Downtown Pickens, Take Walhalla Hwy #183 About 2 Miles West to the Twelve Mile River Bridge. The Property is on the Right at the Bridge.



Features:

- Pickens County TMS 4174-00-62-7159.
- Approximately 1777 Feet of River Frontage on the Twelve Mile River!
- About 600 Feet Frontage on Hwy 183 (Walhalla Highway).
- Amazingly Low Pickens County Property Taxes: Only \$54.75 in 2024!
- Mature Standing Timber — Value to Be Determined. Mostly Oak and Pine.
- Sloping Topography ~ Very Nice, High Elevation Build Site with a Portion that Lays Below Hwy 183 Elevation.



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Buyer or Buyers' Agent to verify all data.