

FOR SALE

394 Wagon Train Trail

Wagener, SC 29164



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,300,000
Lot Size:	185.85 Acres
Price/Acre:	\$12,376
Zoning:	RUD (per Aiken County)

- 9,568' Road Frontage
- 3 Existing Pole barns
- 115 Acres Coastal Bermuda
- Pond & Well

PROPERTY OVERVIEW

Prime Equestrian Development Opportunity in Wagener, SC: 185 Acres of Untapped Potential

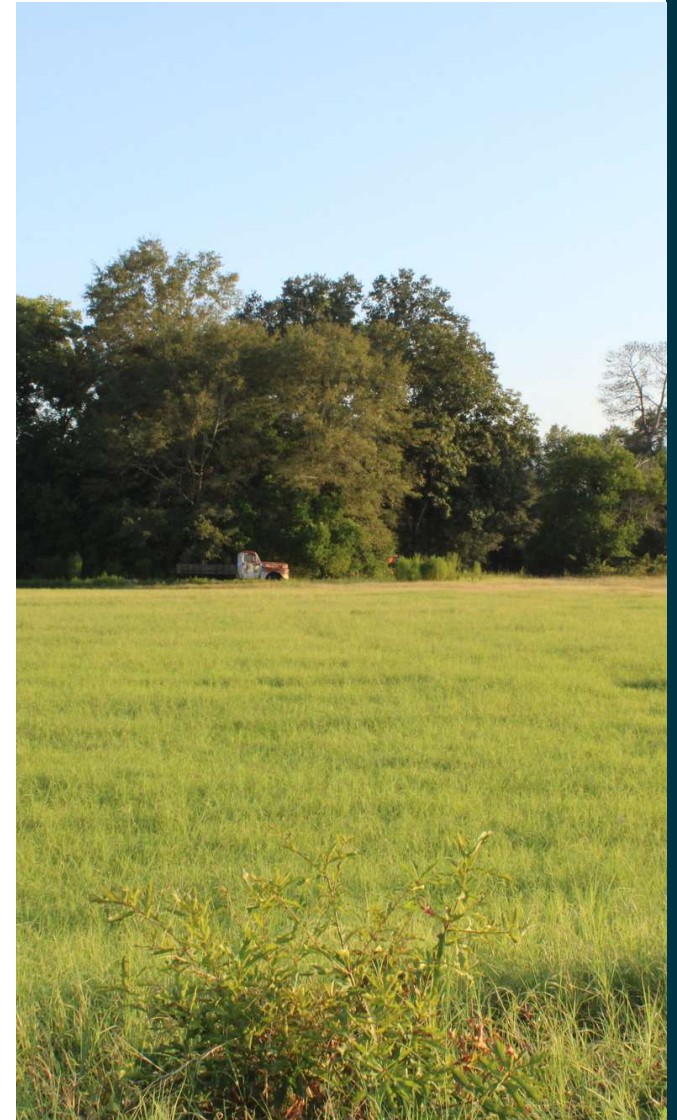
Nestled in the serene countryside of Wagener, SC, this expansive 185-acre property offers an exceptional opportunity for development or agricultural pursuits. With approximately 5,920 feet of road frontage along the main roads and an additional 3,650 feet of frontage along a road that runs through the center, this parcel is ideally suited for a high-end equestrian community or a private estate.

The property boasts 114 acres of thriving Coastal Bermuda pasture, yielding approximately 1,500 round bales annually, with each bale selling between \$90 to \$100. This robust hay production is supported by three large pole barns (two 50'x120' and one 70'x40') strategically placed for efficient operations and storage.

A tranquil pond adds to the charm and functionality of the land, perfect for leisure activities or as a water source for livestock. This property's unique combination of ample road frontage, fertile pastures, and versatile infrastructure makes it a prime candidate for equestrian enthusiasts or developers looking to create a distinctive community in one of South Carolina's most picturesque locations.



ADDITIONAL PHOTOS

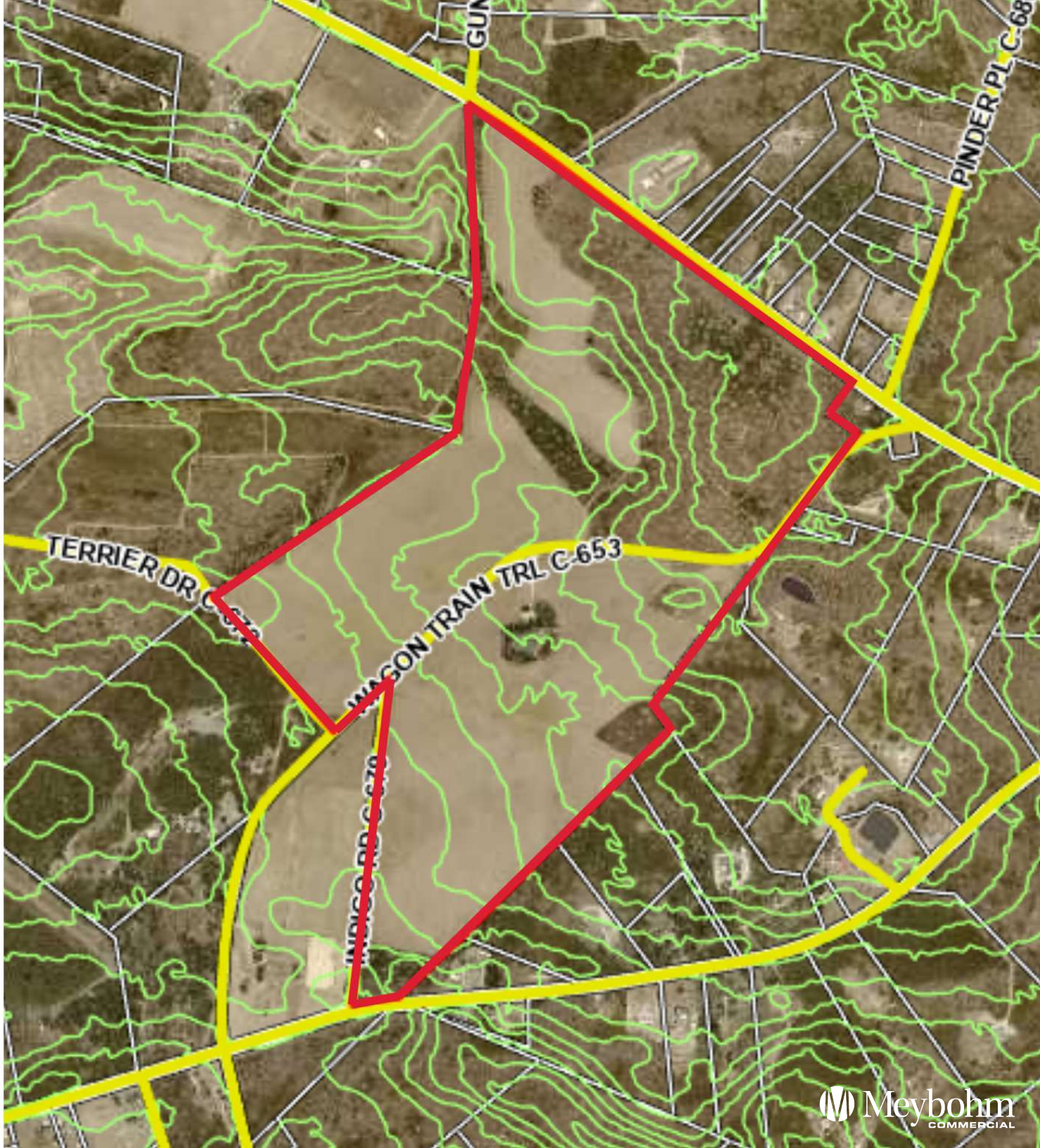


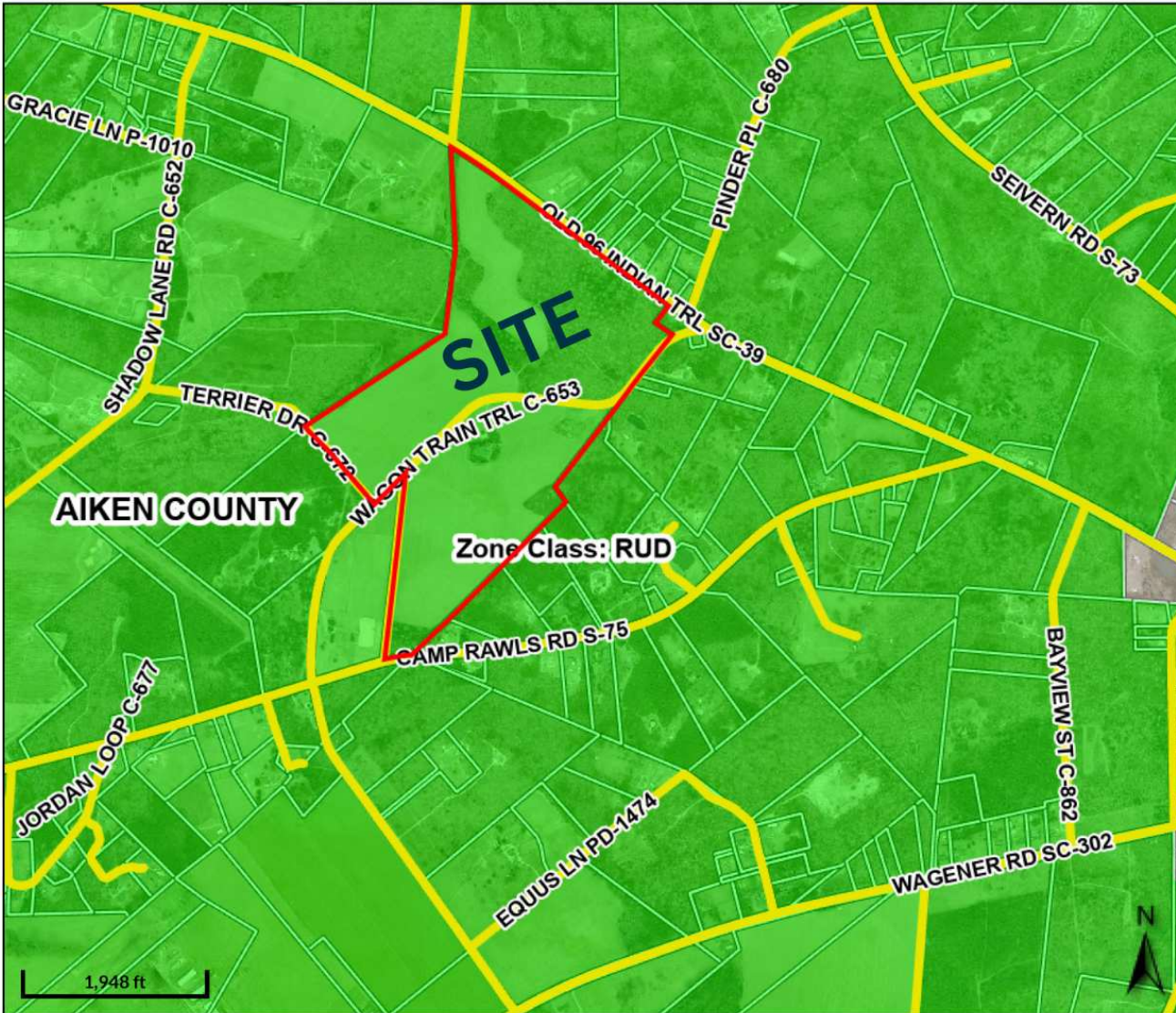




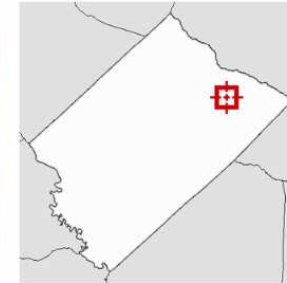


Topo Map





Overview



Legend

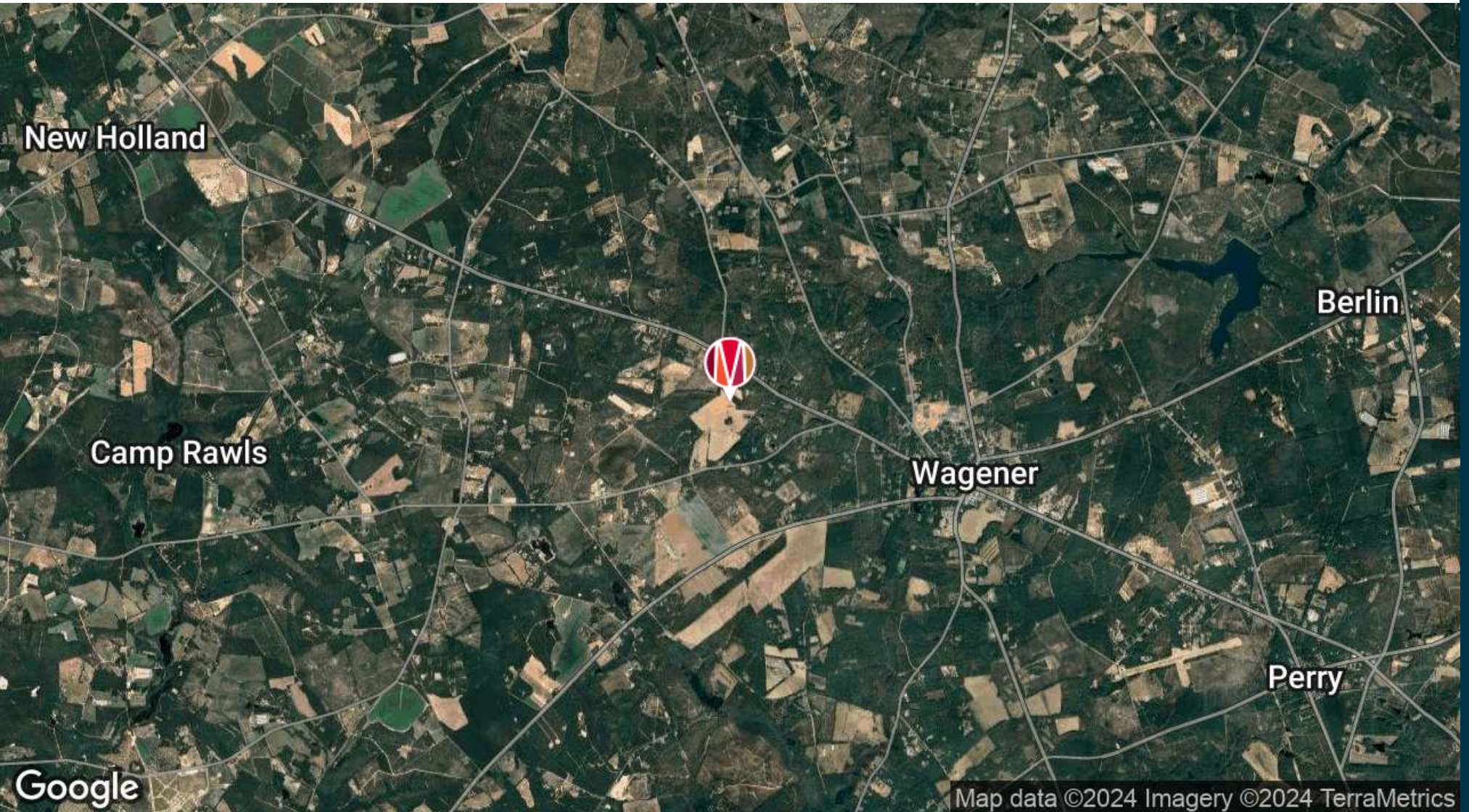
Zoning Districts

- AP
- CITY
- IND
- LD
- NC
- OR
- PUDA
- PUD B
- RC
- RD
- RH5
- RH5B
- RM
- RRC
- RUC
- RUD
- SPI
- SRS
- UD

ZONING



LOCATION MAP

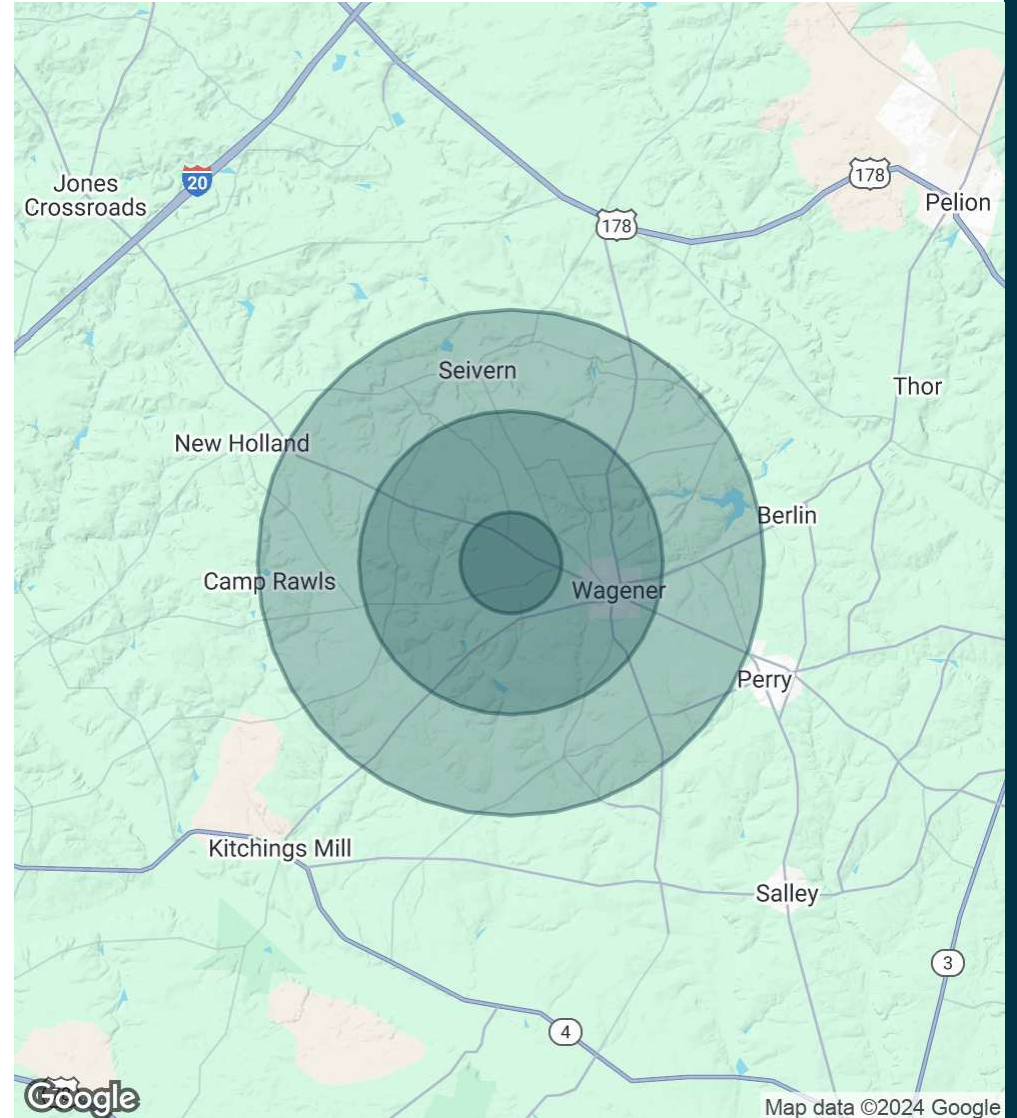


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	235	2,010	3,967
Average Age	42	42	43
Average Age (Male)	41	41	41
Average Age (Female)	44	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	101	847	1,682
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$64,755	\$64,386	\$63,844
Average House Value	\$176,287	\$197,400	\$197,584

Demographics data derived from AlphaMap





**MEYBOHM COMMERCIAL
PROPERTIES**

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Aiken, SC 29801

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ALEX HENDRY

Commercial Realtor

Ahendry@Meybohm.Com

Cell: 803.413.8576

PROFESSIONAL BACKGROUND

Alex Hendry is a seasoned professional with over 15 years of experience in the Logging Industry. After graduating from Rutgers University, he made the move to South Carolina in 2001, where he found his passion for the great outdoors flourish.

A devoted husband of 23 years and a proud father of two daughters, aged 17 and 12, he finds joy in sharing outdoor adventures with his family, whether it's hunting, fishing, kayaking, or hiking.

Beyond his professional pursuits, he is actively involved in community engagement and volunteer work. He dedicates his time to mentoring youth through church activities and coaching soccer, instilling values of teamwork, leadership, and sportsmanship in the next generation.

In addition to his role as a Commercial Land Agent, he is a co-owner of River Ridge Timber, a reputable timber dealership specializing in sustainable practices. With over 15 years of hands-on experience in timber management and land transactions, he brings invaluable insights and expertise to every aspect of the industry.

As a resident of South Carolina for over two decades, he embodies southern hospitality and a deep appreciation for the natural beauty of the region. His commitment to integrity, industry knowledge, and personalized service has earned him a reputation as a trusted advisor in the timber industry.

When not assisting clients or enjoying outdoor adventures, he can be found giving back to the community, advocating for sustainable practices, and cherishing precious moments with loved ones. With him by your side, you can trust that your Real Estate needs will be met with professionalism, expertise, and genuine care.

SC #137049