

**5.06 Acres with DHEC approved home site, great water well and existing shop building wired with half bath.
Other improvements in place - \$95,000 for all.**



Very nice laying 5+ acres for home in the country but convenient to I-77. Logical home site has already been permitted for a 4 bedroom home, standard system. Great water well installed 12 years ago, existing driveway in place also. The home site is very flat with a mixture of pines and some hardwood trees. Sand and clay based soil, easy to build on. Existing 30 x 40 masonry and metal shop building that is wired with finished office area and half bath. Property has deed restrictions prohibiting mobile homes and commercial or business uses. A full copy of the restrictions available upon request.

REID Real Estate
"the right way"



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Note- Listing Broker is a % owner of this property.



Very sound 30' deep and 40' wide shop building built with masonry block and metal framing, metal siding and metal roof. One walk-in door and one 8x10 roll up door. Finished office space and a drafting or design room both are served by central HVAC system. Building has a high voltage electrical system, and septic system that serves the half bath.

The post frame structure with metal roof is 30' wide and 32' in depth. Structure has a concrete slab and could easily be closed in as a two car garage or a 3 to 4 stall barn. Three stall barn with tack room is another option. Existing layout of the drive, planned home site and this structure works real well for fencing in the past pasture area. This plan would be a very efficient use of fencing.



Note: All information stated above and any other associated with this property is deemed to be accurate but not guaranteed or warranted by REID Real Estate Inc, its Agents nor the Property Owner/s. All information subject to change.