

**Large Lot on Lake Secession**  
Mellich Road  
Iva, SC 29655

**\$139,000**  
2,500± Acres  
Anderson County



**MORE INFO ONLINE:**

<https://scacres.com/>

## Large Lot on Lake Secession Iva, SC / Anderson County

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### **SUMMARY**

#### **Address**

Mellrich Road

#### **City, State Zip**

Iva, SC 29655

#### **County**

Anderson County

#### **Type**

Lakefront, Recreational Land, Lot

#### **Latitude / Longitude**

34.347185 / -82.572343

#### **Taxes (Annually)**

268

#### **Acreage**

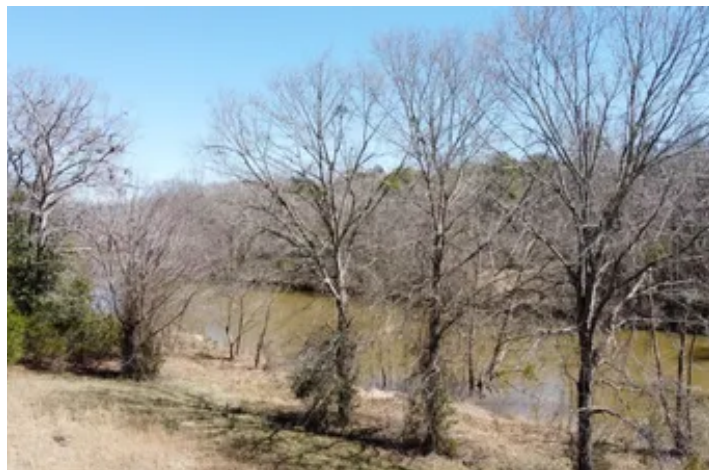
2.500

#### **Price**

\$139,000

#### **Property Website**

<https://scacres.com/property/large-lot-on-lake-secession-anderson-south-carolina/78290/>



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### **PROPERTY DESCRIPTION**

2.5 acres located on a deep water channel on Lake Secession. This lot is partially cleared and ideal for a waterfront home. The gentle slope makes for a great home site and an easy walk to the shoreline. The lot is accessible by boat in the channel that leads directly to Lake Secession. An abundance of shoreline extends downstream, providing an uninterrupted view across the water and towards the lake. Power is already on-site. This lot is conveniently located about 20 minutes from Anderson, just off Hwy 28. Enjoy lake living or a weekend retreat on this large waterfront lot.

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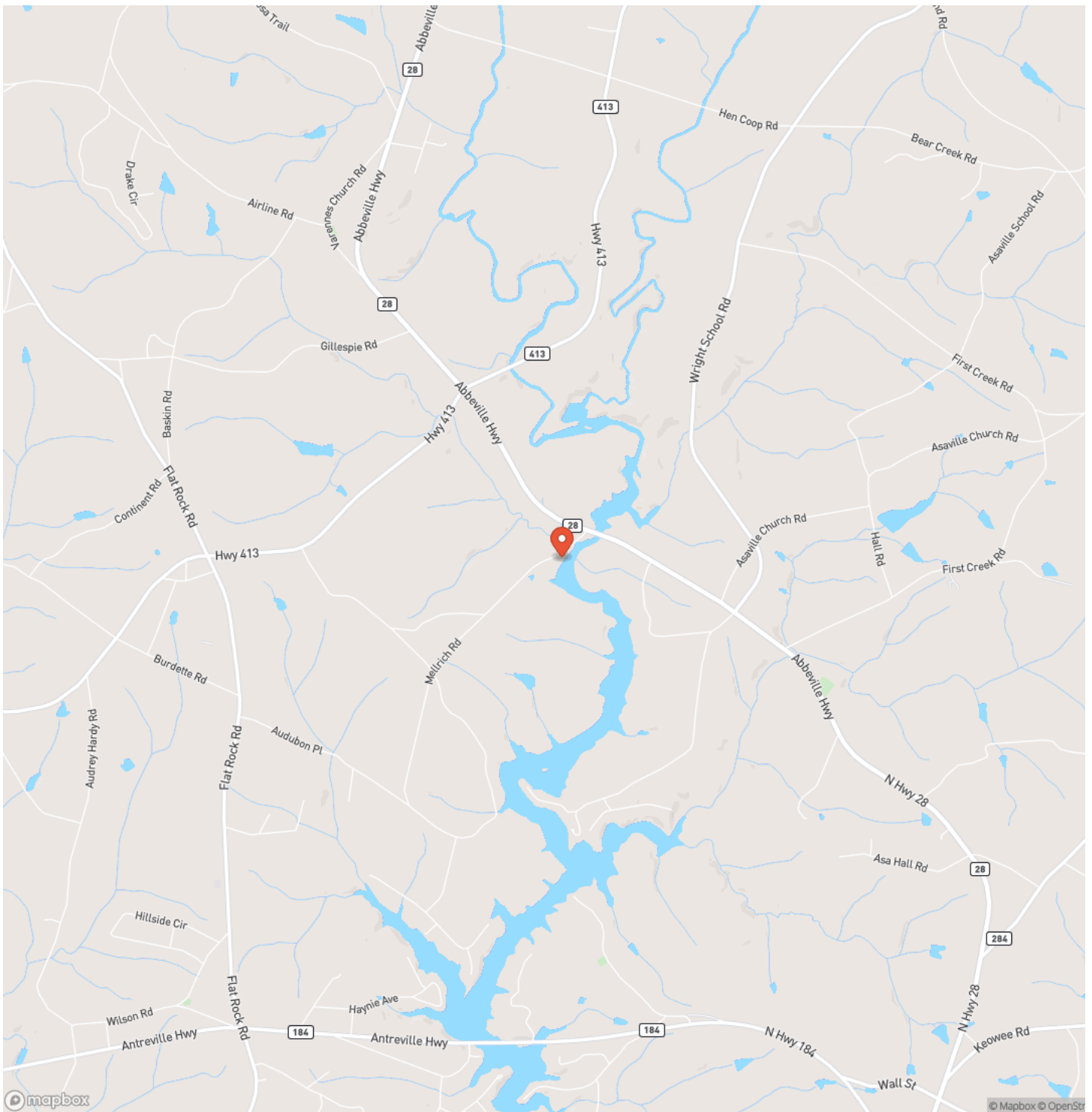
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## Locator Map

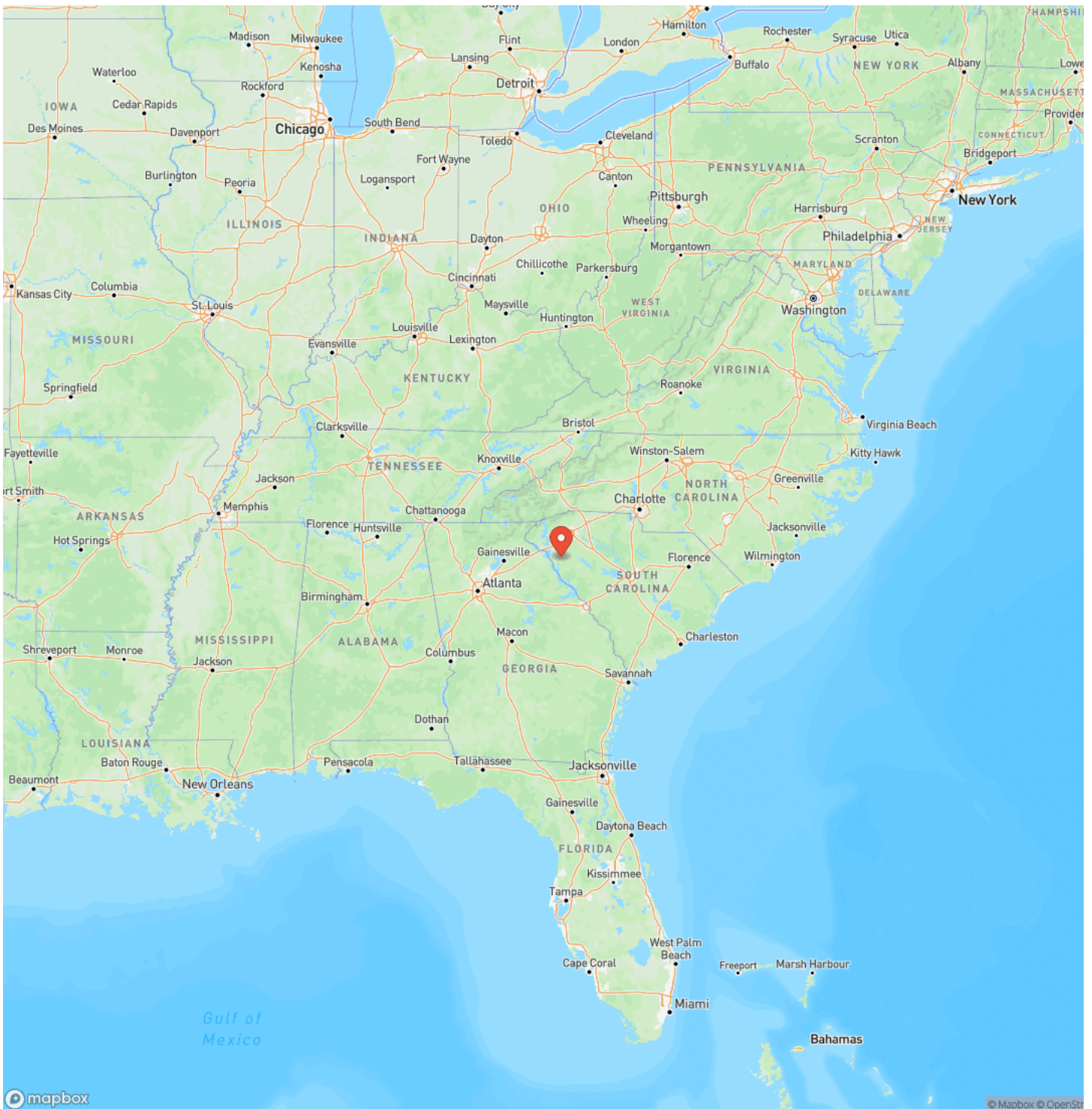


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## Locator Map

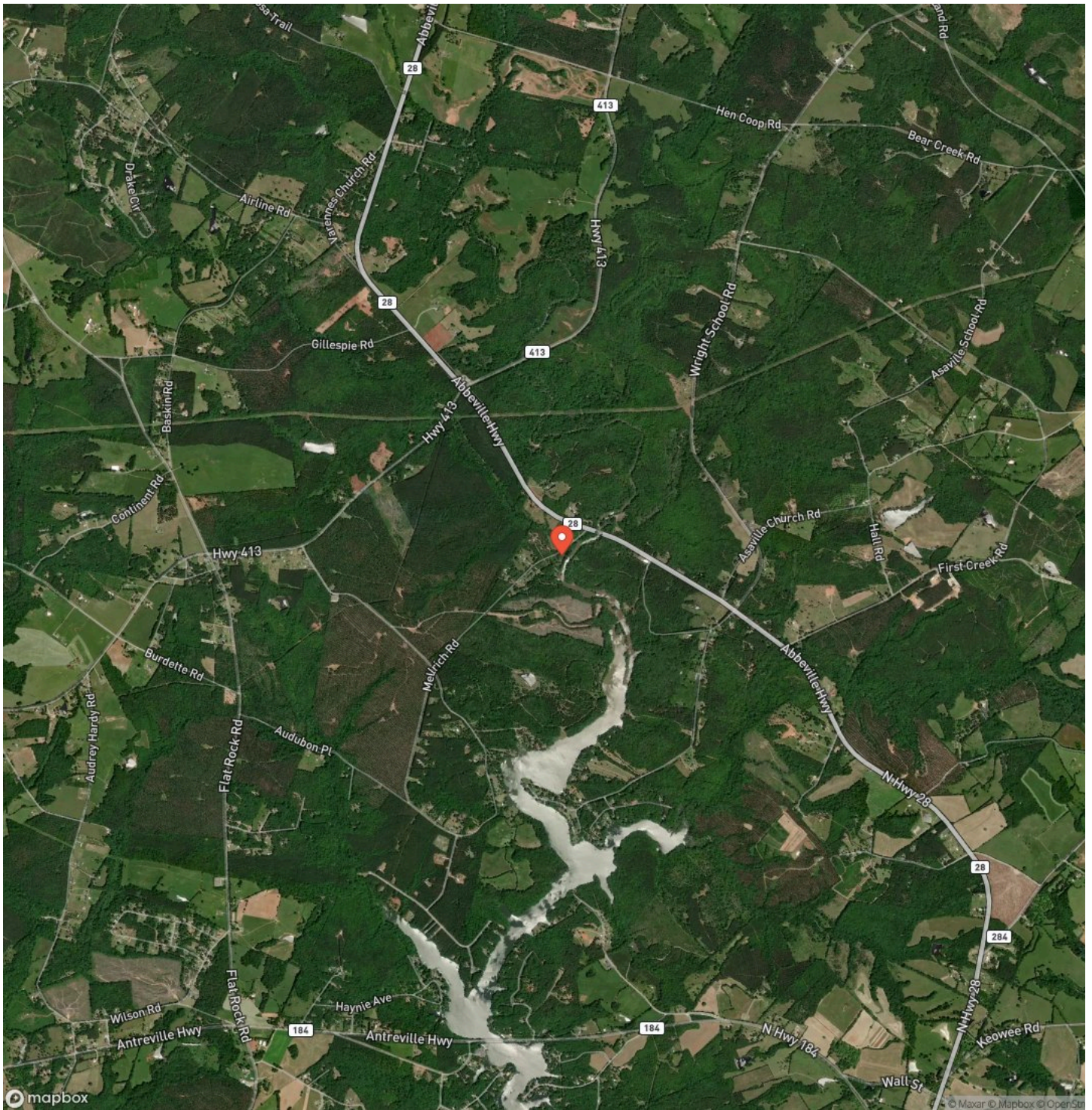


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## Satellite Map



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## Large Lot on Lake Secession Iva, SC / Anderson County

### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Russ Brown

## Mobile

(803) 718-0911

## Office

(803) 337-7405

## Email

russ@scacres.com

**Address**

## City / State / Zip

## NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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## **DISCLAIMERS**

*Broker & Commission Disclosure: Commission splits will be at the sole discretion of Brown & Company. The Buyer's Agent must be identified upon first contact with the Listing Broker. The Buyer's Agent must be present at the initial property tour to participate in the real estate commission. No commission to licensed agents purchasing in any capacity that would create any principal ownership interest in the property. No land disclosure is available. Buyer and/or Buyer's Agent to verify any pertinent information before the completion of the due diligence.*



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**Brown & Company**  
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