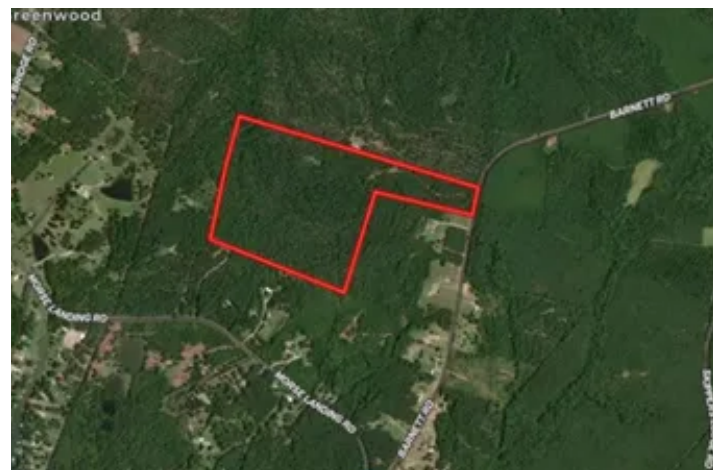


Barnett Road Tract
Barnett Road
Cross Hill, SC 29332

\$352,500
67.800± Acres
Laurens County



MORE INFO ONLINE:

<https://scacres.com/>

Barnett Road Tract
Cross Hill, SC / Laurens County

SUMMARY

Address

Barnett Road

City, State Zip

Cross Hill, SC 29332

County

Laurens County

Type

Hunting Land, Undeveloped Land

Latitude / Longitude

34.252836 / -81.959201

Taxes (Annually)

108

Dwelling Square Feet

0

Acreage

67.800

Price

\$352,500

Property Website

<https://scacres.com/property/barnett-road-tract-laurens-south-carolina/49435/>



MORE INFO ONLINE:

<https://scacres.com/>

Barnett Road Tract

Cross Hill, SC / Laurens County

PROPERTY DESCRIPTION

Development Potential - This 67.80 acre tract has been recently clear cut and now ready to be transformed into residential lots or build your home and enjoy the rest for recreation/hunting and timber growth. Launch your watercraft less than 5 minutes away from the beautiful, secluded Lake Greenwood and enjoy great fishing, kayaking and water sports. This property is a 20 mile drive to the I-26 and I-385 connector to Greenville and Spartanburg, SC.

Laurens County Tax ID# 490-00-00-056

Directions: From the Community of Cross Hill, SC, travel south approximately 3.7 miles on Highway 39 to Barnett Road. Turn right on Barnett Road and go 1.5 miles. Property is located on right with gate and For Sale signs posted.

Location: Located in the southern portion of Laurens County, this property is only minutes from public access to Lake Greenwood. The nearby Interstate 26 offers convenient travel to Newberry and Columbia to the south as well as Laurens, Greenville, and Spartanburg to the north.

Recreational Benefits: Laurens County offers great hunting under the rules and regulations of Game Zone 2. Deer, turkey, doves, and small game are plentiful. Waterfowl are abundant in the nearby rivers of the Reedy, Saluda, and the Bush which also provide great kayaking and canoeing. Enjoy great fishing and water recreation in the 11,400+/- acre Lake Greenwood consisting of 212 miles of uncrowded shoreline and convenient access at the nearby RV park and marina.

Roads and Entrances: This tract has approximately 300 feet of frontage along Barnett Road which is paved with power available to the property.

Airports: The nearest public airports are Greenville-Spartanburg and Columbia Metropolitan.

School District: This tract is in Laurens County School District 56. Public schools include Clinton High, Middle, and Elementary... Joanna-Woodson Elementary...Eastside Elementary, as well as M.S. Bailey Child Development Center.

Property Taxes: This property is Ag-Exempt and property taxes for 2023 were \$108.85.

Contacts: Jeff Parker [\(803\) 519-7829](tel:8035197829) mobile jeff@scacres.com

Broker & Commission Disclosure: Buyer's Agent/Broker must be identified upon first contact with Listing Broker/Listing Agent and Buyer's Agent/Broker must be present at the initial property tour in order to participate in the real estate commission. Commission splits will be at the sole discretion of Brown & Company.

No commission to licensed agents purchasing in any capacity that would create any principal ownership interest in the property. No land disclosure available. Buyer and/or Buyers Agent/Broker to verify any pertinent information prior to the completion of the due diligence. Buyers Agent/Broker must be identified upon first contact with Listing Broker and Buyers Agent must be present at the initial property tour in order to participate in the real estate commission.

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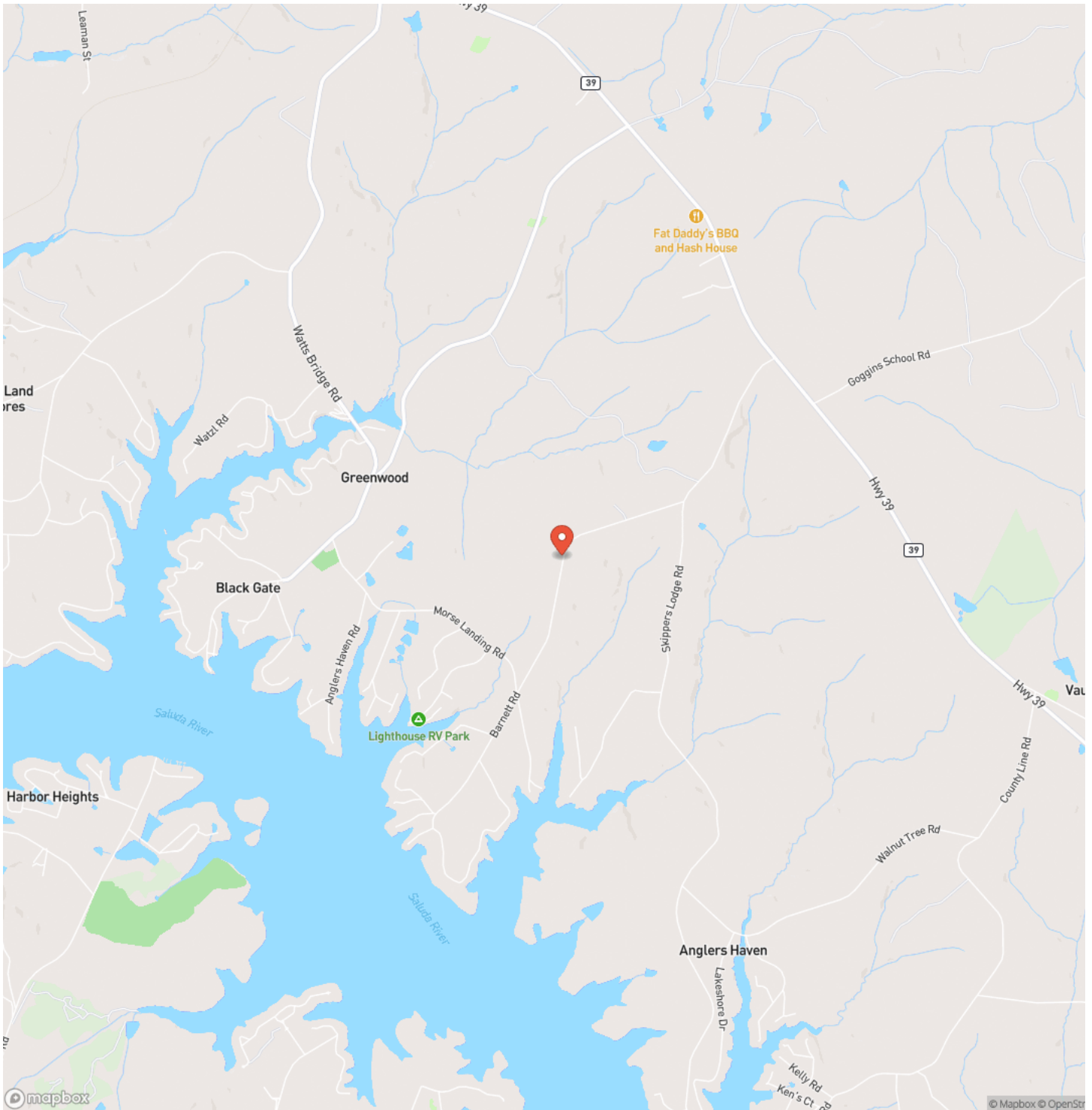
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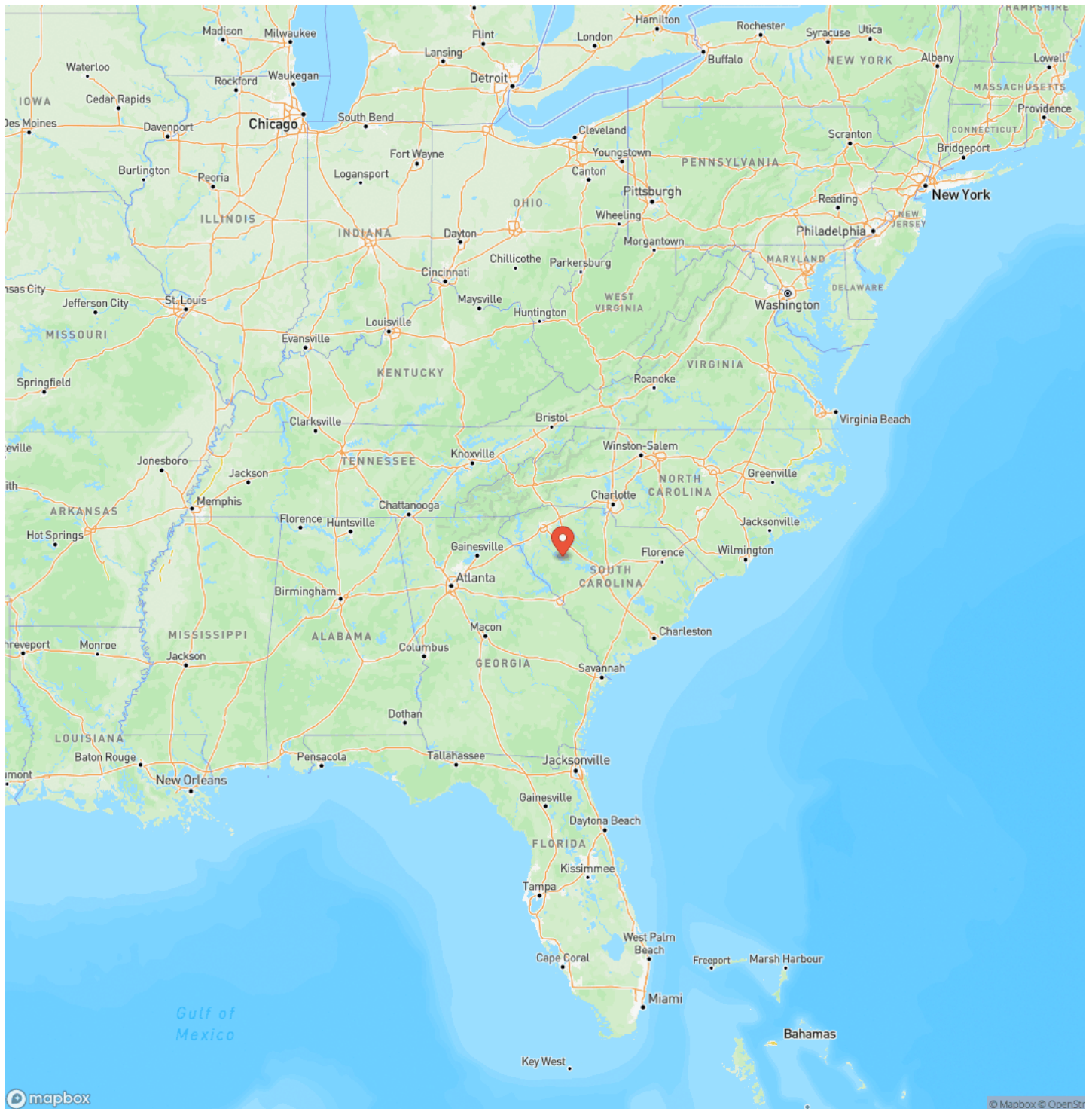
Locator Map



MORE INFO ONLINE:

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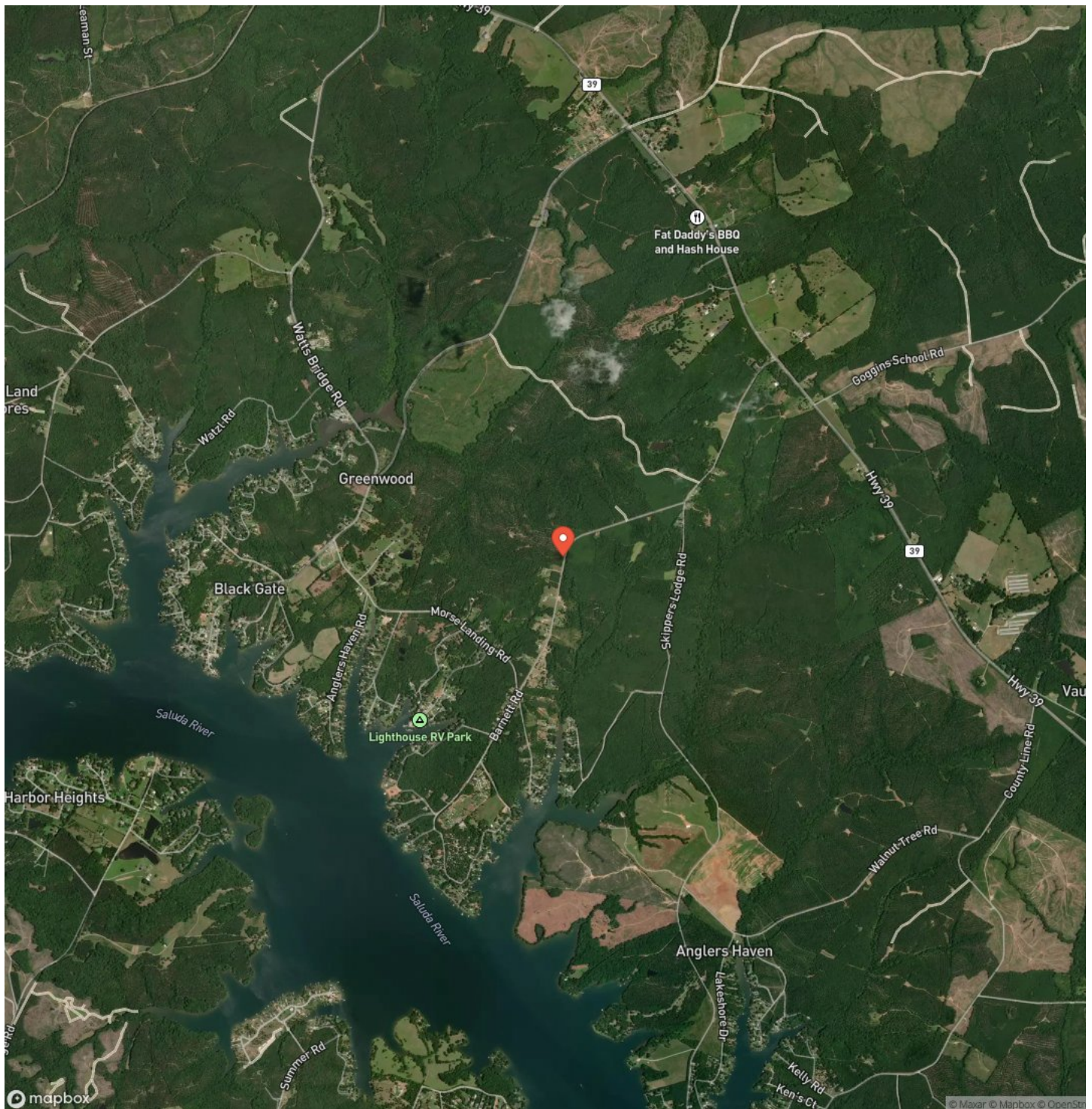
Locator Map



MORE INFO ONLINE:

<https://scacres.com/>

Satellite Map



MORE INFO ONLINE:

<https://scacres.com/>

Barnett Road Tract
Cross Hill, SC / Laurens County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Parker

Mobile

(803) 519-7829

Office

(803) 519-7829

Email

jeff@scacres.com

Address

485 US Hwy 321 Byp S

City / State / Zip

NOTES

[illegible]

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

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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