Browns Pond Clearing Tract
TBD Browns Pond Rd
Wagener, SC 29164

$180,000
7.25± Acres
Aiken County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/office/mossy-oak-properties-milliken-advisors-realty-group/#rs-office-listings

SUMMARY

Address
TBD Browns Pond Rd

City, State Zip
Wagener, SC 29164

County
Aiken County

Type
Lot

Latitude / Longitude
33.688516 / -81.360123

Acreage
7.25

Price
$180,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Just over the Aiken County line! Welcome to your ready-to-build slice of the country right by Browns Pond! This gorgeous 7.25-acre tract gives you the perfect mix of wide-open space and natural privacy. The sellers have done the hard work so you can hit the ground running or day one. The property has been beautifully cleared, leaving a thick, wooded perimeter in place to keep your homestead completely private from the outside world.

Even better, the perfect home site has already been scoped out, and there is a perc test in hand approved for a 5-bedroom home. That means you can skip the long waiting game with the county and get straight to planning that big wrap-around porch.

Whether you are looking to build a sprawling country home or just want a peaceful retreat with plenty of elbow room, this dirt is primed and ready. Properties with this much prep work already finished are hard to come by. Come walk the land today and see exactly where your new driveway could go!



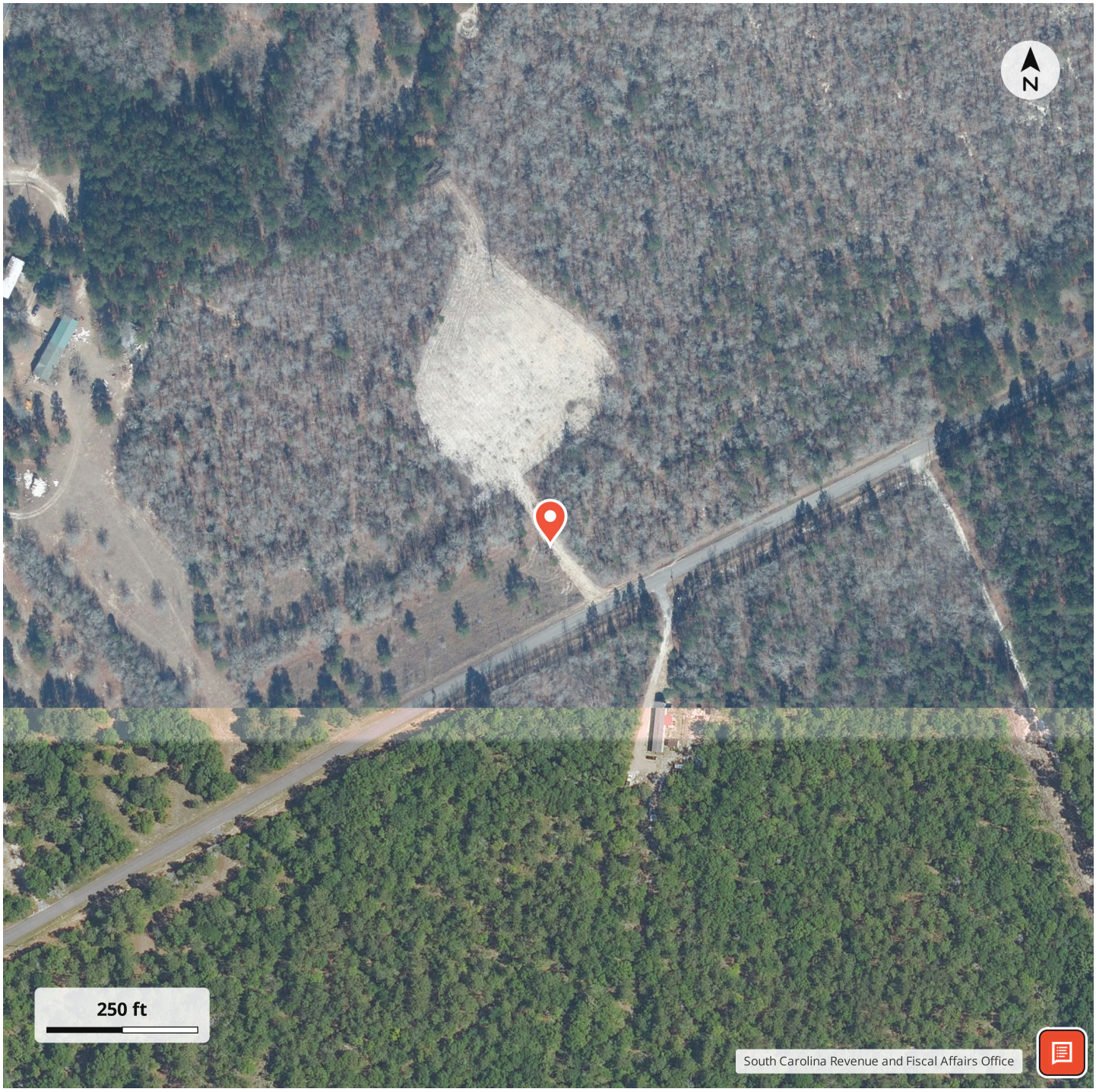





Locator Map


N
Co Hwy 675
Jesse Rd
State Hwy 247
Browns Pond Rd
Sand Dam Rd
1000 ft
South Carolina Revenue and Fiscal Affairs Office; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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Address
245 Stoneridge Drive

City / State / Zip
Columbia, SC 29210

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DISCLAIMERS

"***Property inspections shall be done during daylight hours. Seller and Rural Land Investments in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property."***

Mossy Oak Properties Milliken Advisors Realty Group
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