

**Burt Hill Tract**  
**Brown Drive**  
**Salem, SC 29676**

**\$294,000**  
**12.23± Acres**  
**Oconee County**



**Burt Hill Tract**  
**Salem, SC / Oconee County**

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**SUMMARY**

**Address**

Brown Drive

**City, State Zip**

Salem, SC 29676

**County**

Oconee County

**Type**

Recreational Land

**Latitude / Longitude**

34.909427 / -82.948209

**Acreage**

12.23

**Price**

\$294,000

**Property Website**

<https://www.mossoakproperties.com/property/burt-hill-tract/oconee/south-carolina/104235/>



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**PROPERTY DESCRIPTION**

This 12.23-acre property in Oconee County, South Carolina offers a beautiful mix of open pasture and natural surroundings in the scenic foothills. With frontage on Highway 11, the land is easy to access while still feeling private and peaceful. The property's east boundary is lined by a gentle creek, adding to its charm and creating a calm place to relax and enjoy nature.

Located just minutes from Lake Jocassee, you'll have quick access to boating, fishing, and swimming. The area is also known for its nearby mountains, waterfalls, and hiking trails, making it perfect for outdoor lovers. Whether you enjoy exploring or just taking in the views, there are plenty of recreational opportunities close by.

This property is also conveniently located for short drives to Greenville and Clemson, giving you access to shopping, dining, and events while still enjoying a quiet country setting. With its rolling pasture, natural beauty, and ideal location, this land is a perfect place to build your dream home and enjoy peaceful living in the South Carolina foothills.

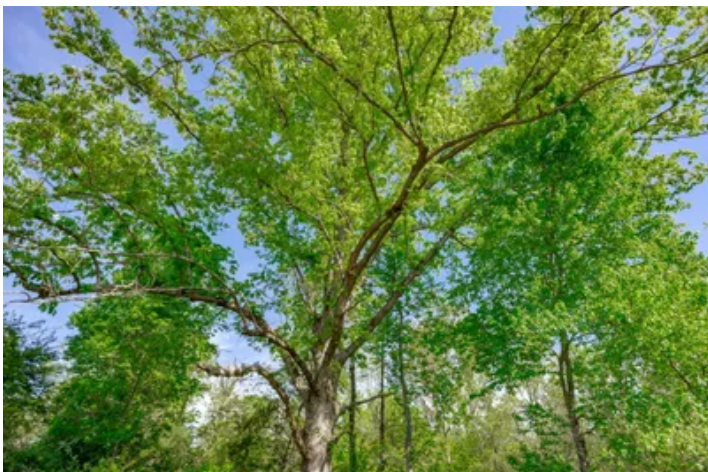
Call Alex Campbell at (864)901-3869 for more information or to schedule a tour.

**MORE INFO ONLINE:**

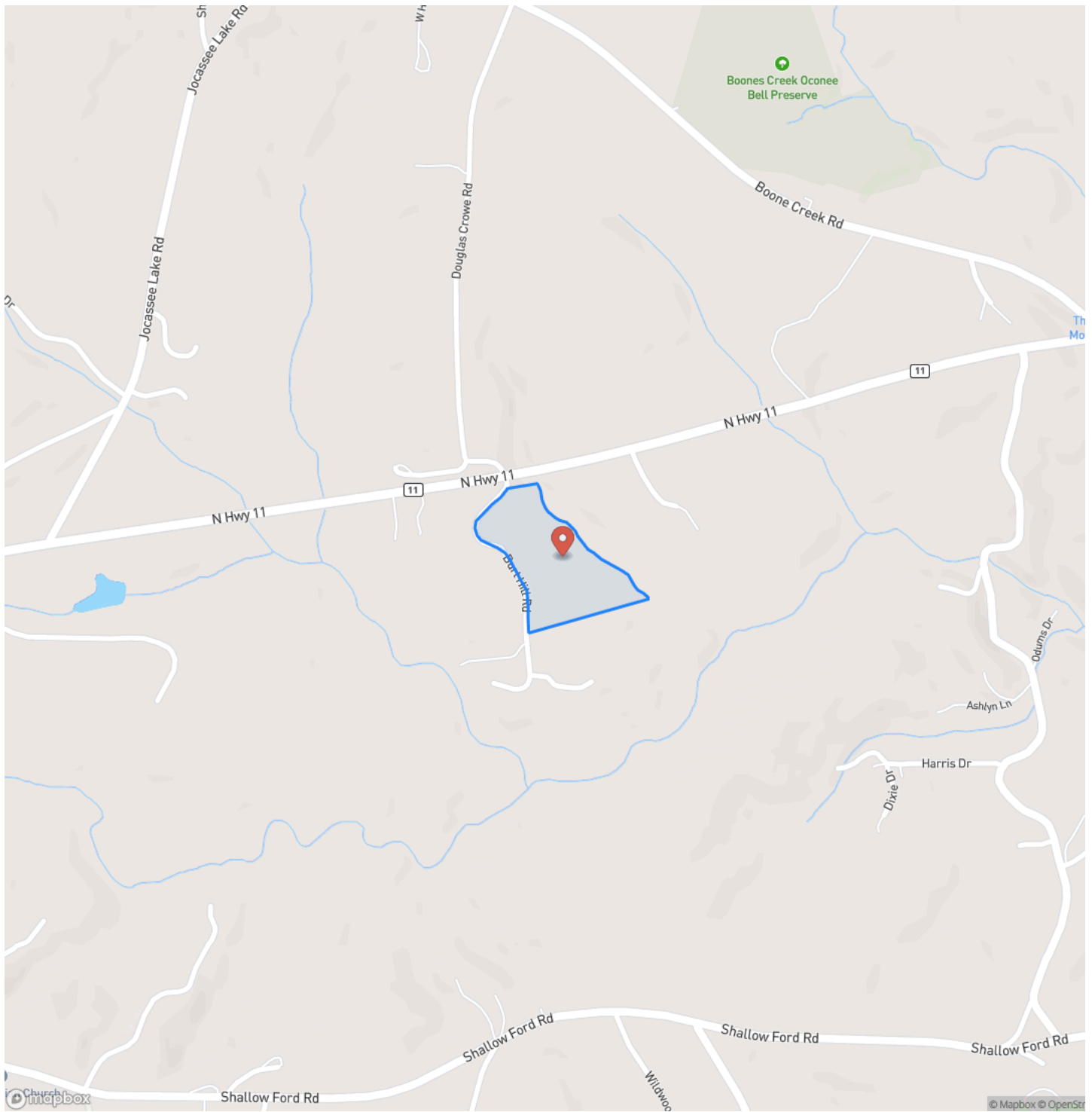
**<https://www.mossoakproperties.com/office/mossy-oak-properties-rural-land-investments/>**

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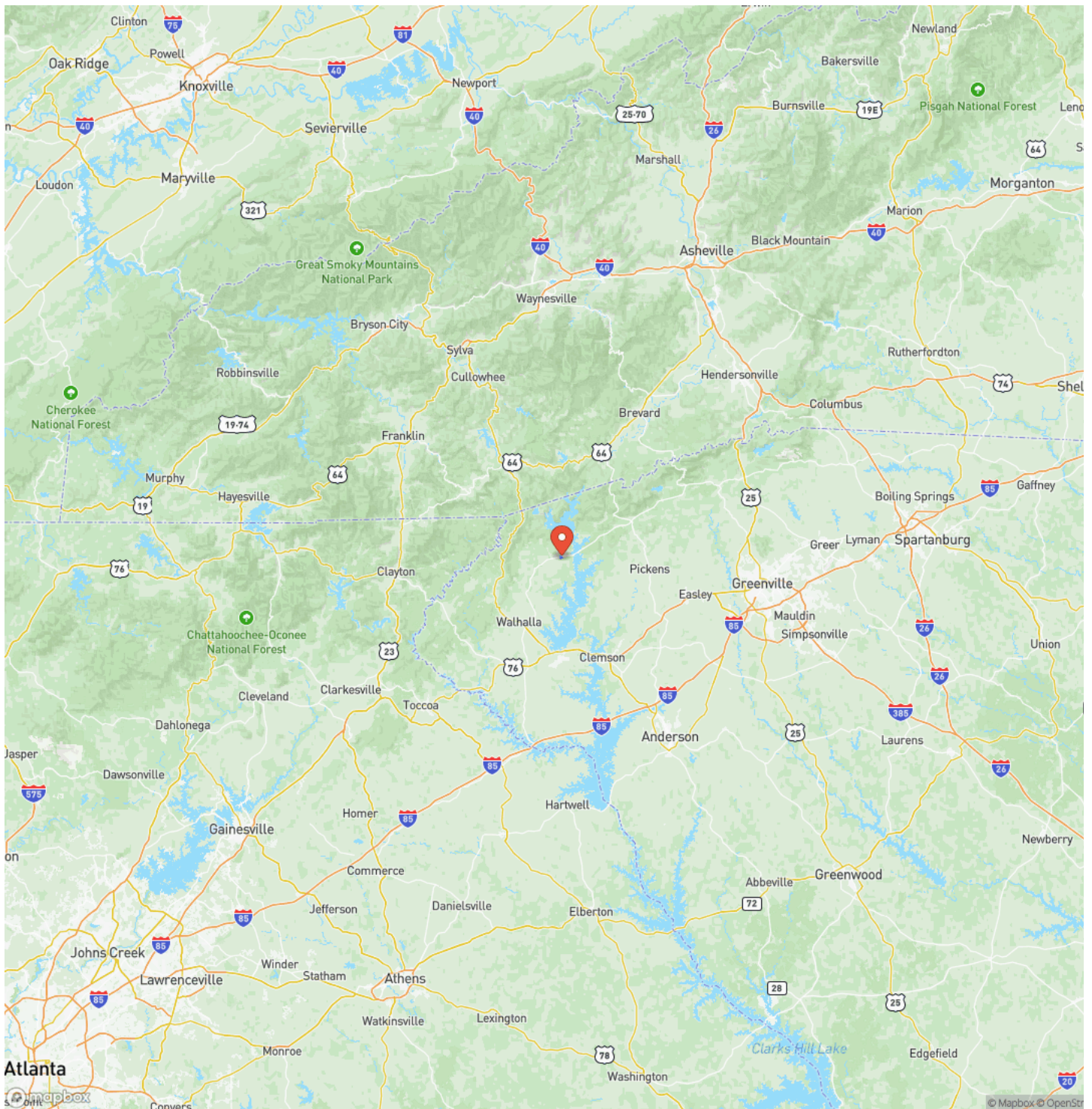
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## Locator Map



# Locator Map



**MORE INFO ONLINE:**

## Satellite Map



**MORE INFO ONLINE:**

<https://www.mossyoakproperties.com/office/mossy-oak-properties-rural-land-investments/>





## **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."*

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**Mossy Oak Properties Rural Land Investments**

245 Stoneridge Drive

Columbia, SC 29210

(803) 722-1124

<https://www.mossyoakproperties.com/office/mossy-oak-properties-rural-land-investments/>

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