

+/-15.43ac - 2597 Phil Grant Rd Rock Hill, SC - Chester & York Co
2597 Phil Grant Road
Rock Hill, SC 29730

\$245,000
15.43± Acres
Chester County



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Rock Hill, SC / Chester County

SUMMARY

Address

2597 Phil Grant Road

City, State Zip

Rock Hill, SC 29730

County

Chester County

Type

Undeveloped Land, Recreational Land, Hunting Land, Farms, Ranches

Latitude / Longitude

34.820832 / -81.085122

Acreage

15.43

Price

\$245,000

Property Website

<https://www.mossyoakproperties.com/property/-15-43ac-2597-phil-grant-rd-rock-hill-sc-chester-york-co-chester-south-carolina/113359/>



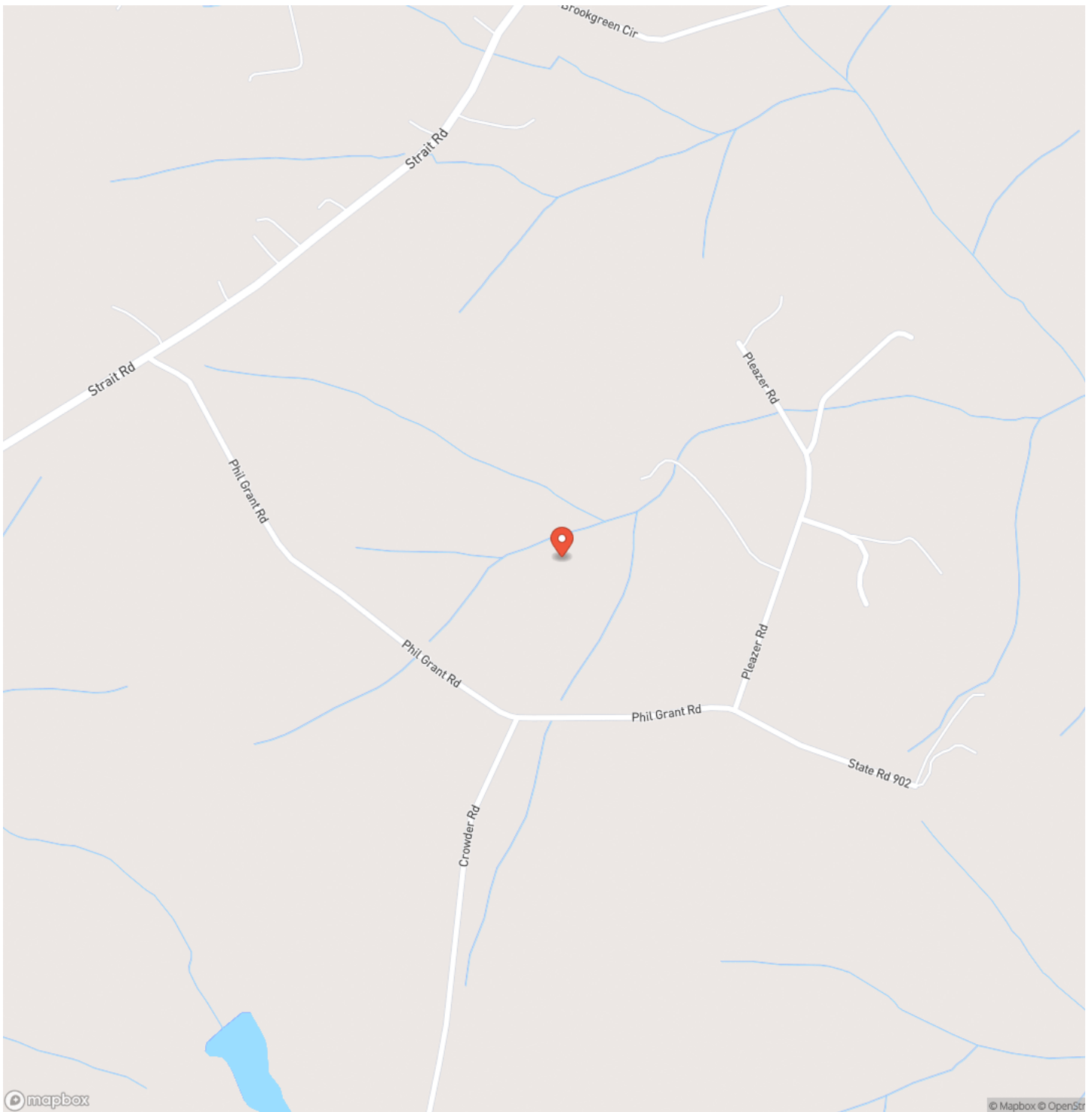
PROPERTY DESCRIPTION

Escape to your own private outdoor retreat with this secluded 15+ acre recreational property located on the York and Chester County line just minutes from Rock Hill. Whether you enjoy hunting, ATV riding, target shooting, or simply relaxing in the peace and quiet of the countryside, this versatile property is ready to enjoy today while offering an excellent opportunity to build your future rural home or weekend getaway. Why pay annual hunt club dues when you can own your own recreational property? Established food plots, mature pecan trees, open shooting areas, and an extensive trail system make it easy to explore the property by foot or ATV while providing outstanding opportunities for hunting and enjoying the outdoors. The 30' x 30' insulated metal building is ideal for equipment storage, a workshop, or a comfortable weekend base camp. It features a wood-burning stove, underground electrical service, a 50-amp RV hookup, an additional high-capacity electrical line for welders or other equipment, an existing well provides running water plus covered lean-to roofs on both sides for shade, extra storage and workspace. The property offers two access points with a gated easement entrance from Phil Grant Road and a shared existing driveway from Pleazer Road provides a second access point and contains an easement benefiting a neighboring property. Approximately 4+ acres are located in York County, with the remainder in Chester County. Previous soil evaluations indicate the potential for a conventional septic system in one area, while alternative systems may be appropriate in other locations if you decide to build. Conveniently located about 5 miles from Rock Hill, only 10 minutes to Interstate 77, approximately 30 minutes to Charlotte, and less than an hour to Columbia, this property offers the rare combination of privacy, recreation, and convenience. Whether you're looking for a private hunting property, a weekend escape, or a peaceful place to build your forever home, this is a property you'll enjoy in every season.

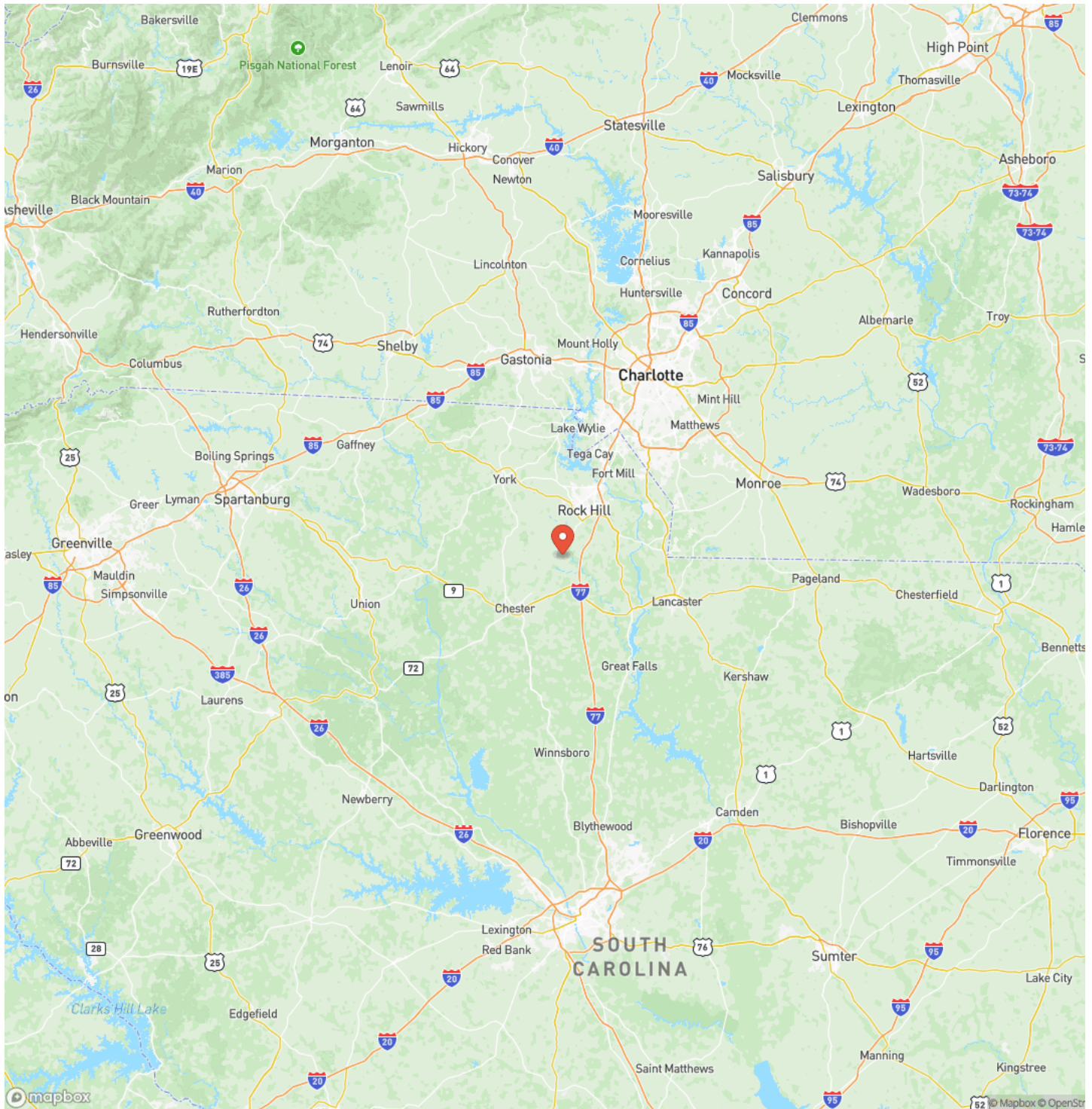
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Locator Map



Locator Map



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Satellite Map



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Rock Hill, SC / Chester County**

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES



This image shows a single sheet of white paper with horizontal blue 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.



<https://mossyoakproperties.com/>

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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