

±71.40 Acres For Sale

Stoddard Mill Road Gray Court, SC 29645

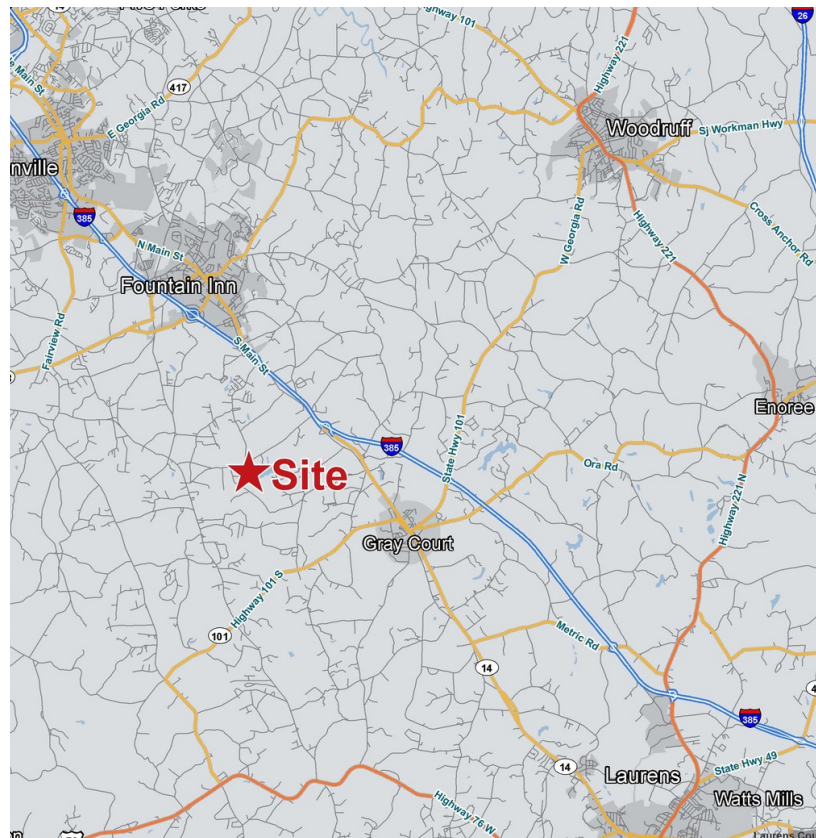


\$838,950



Stoddard Mill Road Farm

- Laurens County Tax Map # 098-00-00-001
- Asking Price \$11,750/acre
- +-915 ft. of frontage on Stoddard Mill Road
- +-35 acres of rolling fields/pasture with the balance of the property in mature hardwoods
- Two small ponds (+0.5 acres and 1.5+-acres)
- +-1,500 feet of frontage and full access to a private 50 acre lake (boat ramp is in place)
- Multiple home sites with beautiful views overlooking the fields
- +-15 minutes from downtown Simpsonville and the Fairview Road retail district (Publix, Lowes, Home Depot, CVS, etc.)
- +-10 minutes from downtown Fountain Inn and +-30 minutes from downtown Greenville
- Less than 2 miles from I-385
- Public Water



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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein. And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

📍 101 E Washington St
Greenville, SC 29601
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Property Description

Stoddard Mill Road Gray Court, SC 29645



Property Overview

The Stoddard Mill Road Farm consists of an excellent blend of +-35 acres of fields, mature hardwoods, two ponds, and +-1,500 feet of frontage on a +-50 acre private lake (the property includes the entire back cove with a +-four acre bluff on the opposite side of the cove). Multiple homesites provide options for building and public water is available. The property is located in the northwest corner of Laurens County between Fountain Inn and Gray Court (two miles south of I-385) and surrounded by large, well maintained farmland. The Stoddard Mill Road Farm offers incredible opportunities for hunting, fishing, recreation, agriculture, and rural living just +-30 minutes from downtown Greenville and 10-15 minutes from all that the Fountain Inn/Simpsonville areas have to offer as well (Publix, Target, Wal-Mart/Lowes/Home Depot, CVS/Walgreens, Heritage Park Amphitheater, and a Prisma Health facility to name a few).

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DRONE PHOTOS

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PROPERTY PHOTOS

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MAP SET

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Aerial



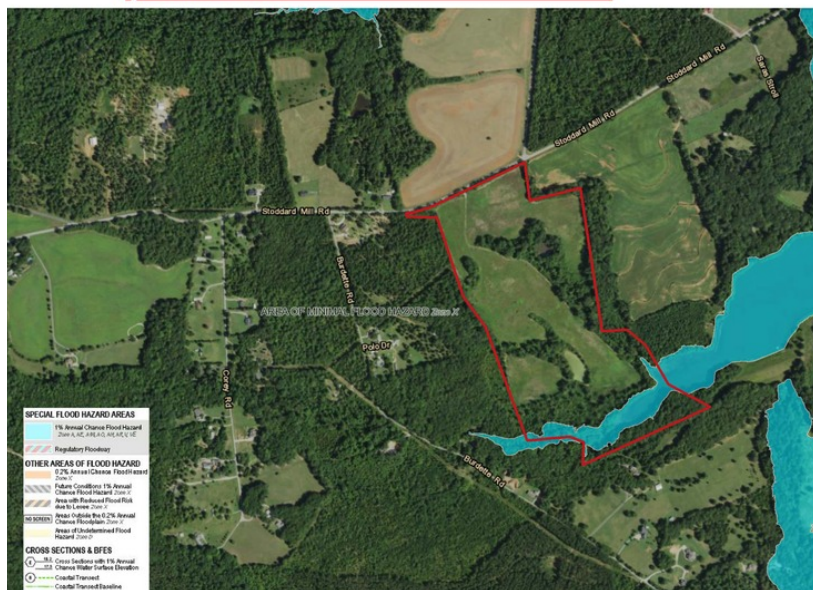
2006 Infrared



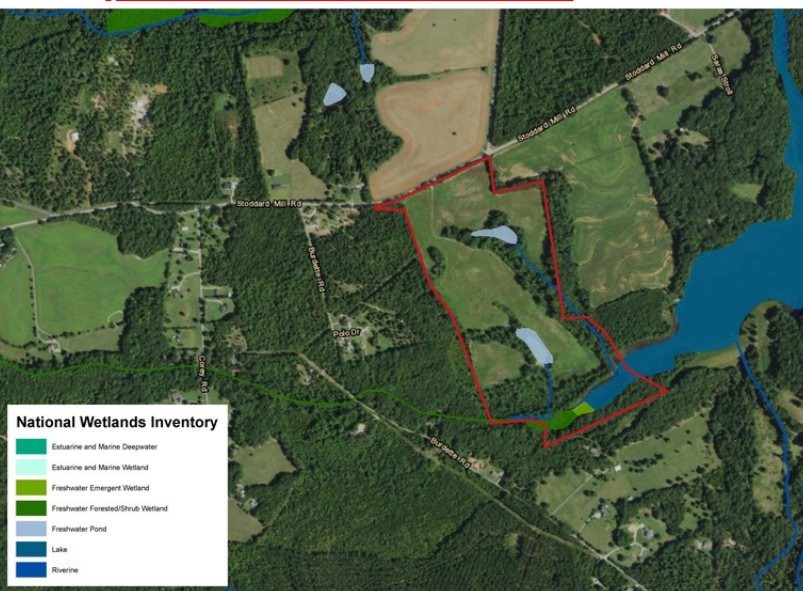
Topographical Map



FEMA Flood Zones



National Wetlands Inv.



Soil Survey

