

# Prime 43-Acre Tract For Sale

Fairview Church Road | Union, South Carolina



## Property Features

- Union County GIS #085-00-00-132-000
- ±43 acres
- ±1,500 ft. of creek frontage
- ±500 ft. of road frontage on Fairview Church Road
- 4 - 5 miles from Downtown Union
- Borders The Wild Turkey Habitat Demonstration Area**
- Internal trails that could act as fire breaks
- Excellent hunting potential
- Timber is ±20 year old natural regeneration with a mix of hardwoods and pines
- Public water, sewer, and electric on the property**
- ~~Sale Price: \$450,000.00~~ **REDUCED PRICE: \$399,000**

LOCATION	MILES
Downtown Union	±4 - 5 Miles
Spartanburg	±45 Minutes
Greenville	±1 Hour 15 Minutes
Charlotte	±1 Hour 30 Minutes



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The Timber and Recreational Land Division of NAI Earle Furman

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# PROPERTY DETAILS

Fairview Church Road | Union, South Carolina

## Prime ±43-Acre Property in Union County - Excellent Hunting & Recreational Potential

Nestled just 4-5 miles from downtown Union, SC, this sprawling 43-acre property offers a fantastic opportunity for outdoor enthusiasts, hunters, and nature lovers. With over 1,500 feet of creek frontage and 500 feet of road frontage along Fairview Church Road, this land provides ample privacy, access, and beautiful views of the surrounding landscape.

### Key Features

- **±43 acres** of natural regeneration timber, featuring a mix of hardwoods and pines approximately 20 years old
- **±1,500 feet of creek frontage**
- **±500 feet of road frontage** on Fairview Church Road, offering easy access to the land
- **Internal Trails** that can be used as fire breaks or for recreational purposes, such as hiking, ATV riding, or wildlife viewing
- **Excellent Hunting Potential** - the property is ideal for hunters, located next to the Wild Turkey Habitat Demonstration Area, with great deer and turkey populations
- **Utilities Available:** Public water, sewer, and electricity are all on the property, making it ready to development or as a perfect retreat location

### Location

- **4 - 5 miles from Downtown Union**, providing convenience to local shops, restaurants, and amenities
- Less than **90 minutes from Charlotte**, making it an easy drive for those looking for a weekend getaway
- Only **45 minutes from Spartanburg** and about **1 hour and 15 minutes from Greenville**, placing it in a prime location for those living in the Upstate or surrounding areas.

#### ABOUT UNION, SC

Union, SC, offers a more affordable and relaxed lifestyle compared to larger cities. It's a smaller town with a tight-knit community. The cost of living is lower, meaning housing, utilities, and day-to-day expenses are often more budget-friendly. Union also has a rich history, with charming, historical sites and a slower pace of life, perfect for people looking to escape the hustle and bustle. Additionally, its proximity to larger cities like Greenville and Spartanburg means you can still access urban amenities without living in the chaos of a big city. If you're looking for a peaceful, cost-effective place with small-town charm, Union could be a great choice!

This property offers the perfect mix of seclusion and accessibility, with plenty of room for recreational activities and hunting. Whether you're looking for a personal retreat or an investment property, this Union Country property is a must-see!

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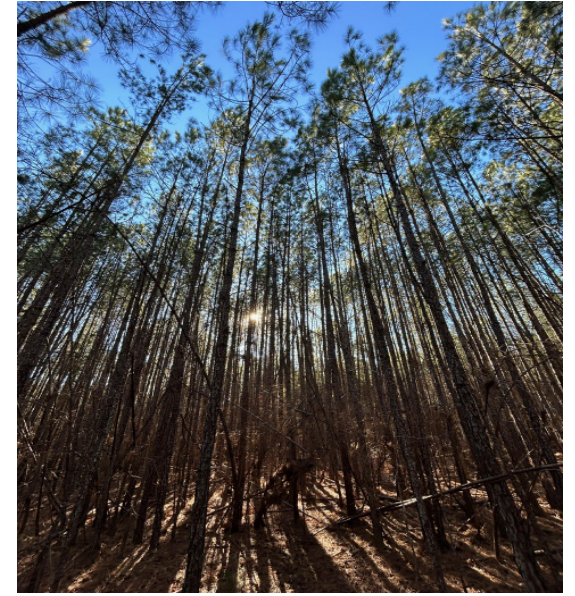
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# PROPERTY PHOTOS

Fairview Church Road | Union, South Carolina



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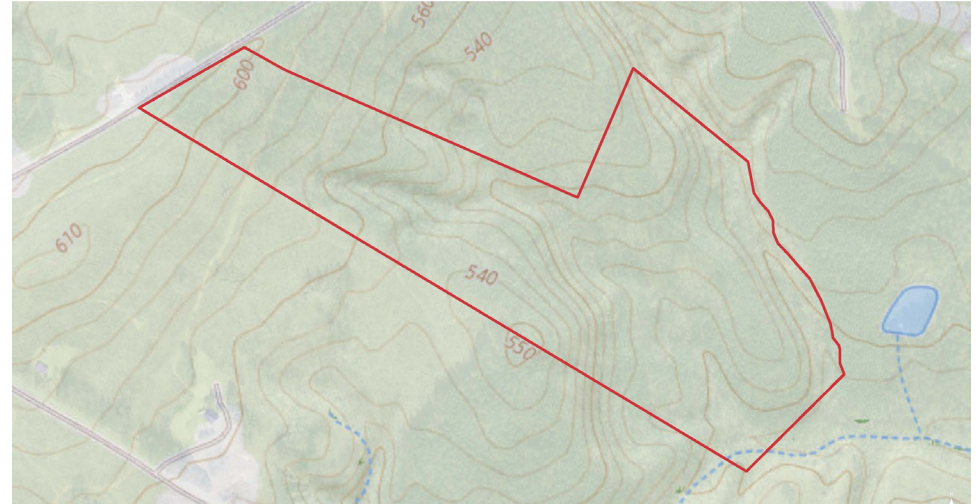
# MAP SET

Fairview Church Road | Union, South Carolina

Aerial



Topographical Map



2020 Infrared



Flood Zones



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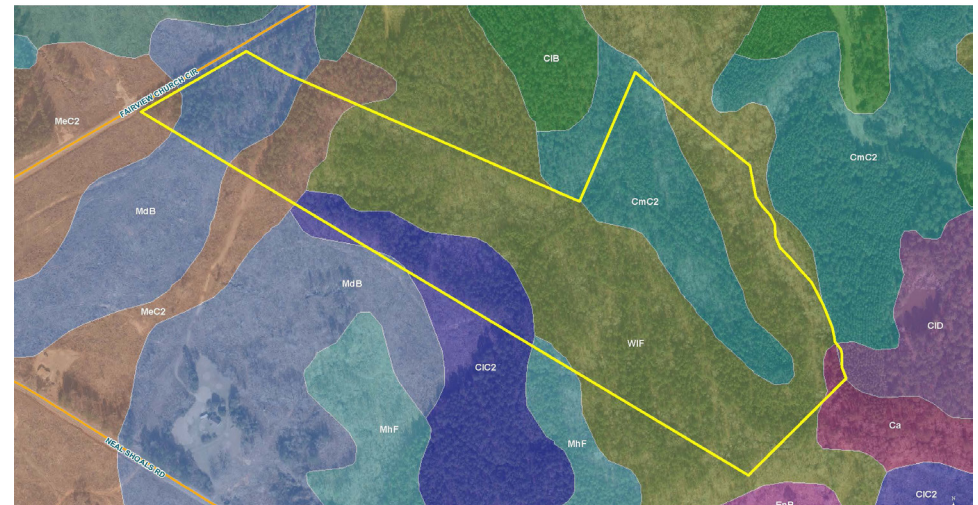
# MAP SET

## Fairview Church Road | Union, South Carolina

## Location



## Soil Survey



## National Wetlands Inv.



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of NAJ Harlo Hurman