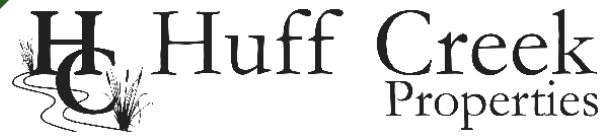


Flat Rock Road Tract

1515 Flat Rock Road, Starr, SC



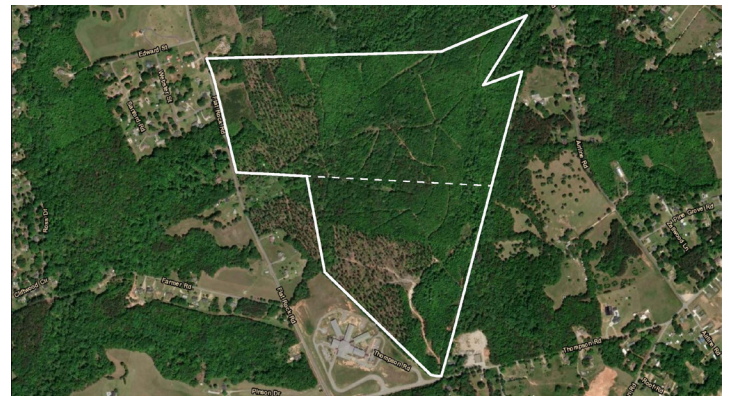
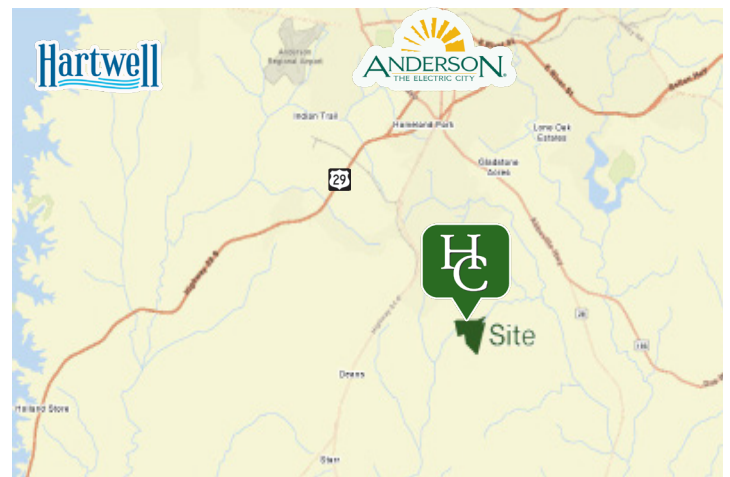
SALES PRICE: \$2,466,806



Flat Rock Road

Property Features

- Anderson County TM#: P/O 1540001002 & 1540001016
- ±190.34 acres located just 6.8 miles from downtown Anderson
- ±1,350' of frontage along Flat Rock Road, with ±130' on Thompson Road
- ±50 minute drive to Greenville, SC
- ±4,000' of frontage along Nesbit Creek
- Beaver swamp fed by natural spring and creek
- ±45 acres of plantation pine
- The remaining acreage consists of mature hardwoods and mixed timber
- Extensive trail system providing easy access throughout the property
- Hunting opportunities for deer, turkey, and waterfowl
- Public water available
- Strong potential for residential, estate lot, or rural development



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Greenville, SC 29601

huffcreekproperties.com

Property Description

1515 Flat Rock Road, Starr, SC



Located less than ± 15 minutes from downtown Anderson, this ± 190.34 acre tract offers a rare combination of accessibility, recreational opportunity, and development potential. The property features $\pm 1,350'$ of road frontage along Flat Rock Rd, as well as access via Thompson Rd. It also includes over 4,000' of frontage along Nesbit Creek, providing a natural boundary and water access.

The balance of the property consists of mature hardwoods and mixed timber, with 45 acres recently thinned to a plantation pine stand. An extensive internal trail system provides easy access to the entire property, with numerous deer stands and shooting lanes already in place. With strong potential for residential, estate lot, or rural development, this property presents a unique opportunity to combine investment, recreation, and privacy in a rapidly growing area.

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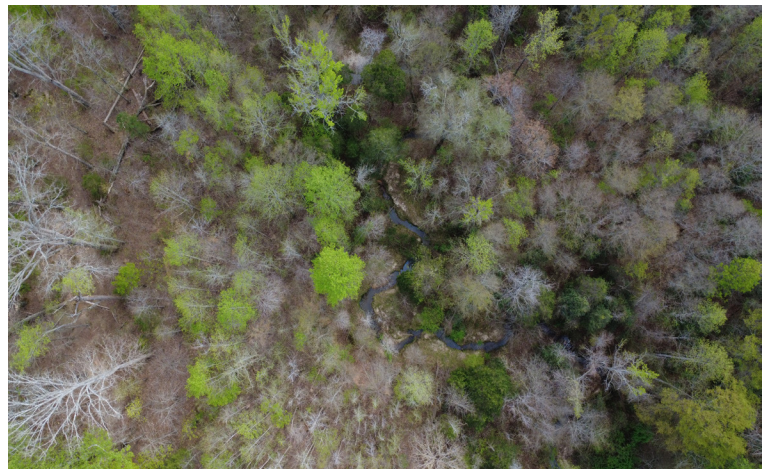
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The Timber and Recreational Land Division of NAI Earle Furman

Aerial Photos

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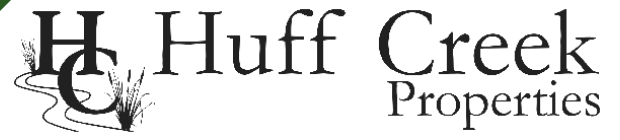
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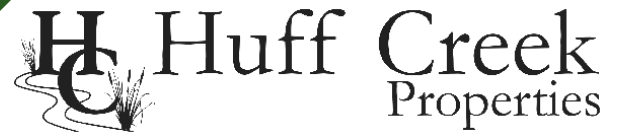
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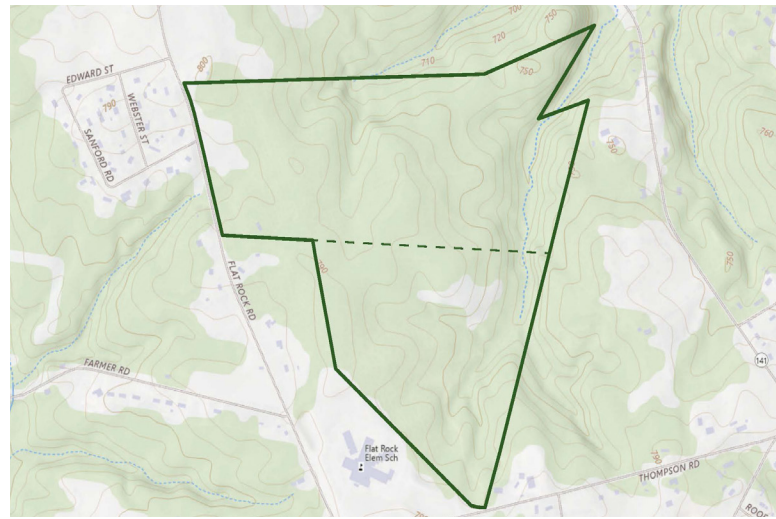
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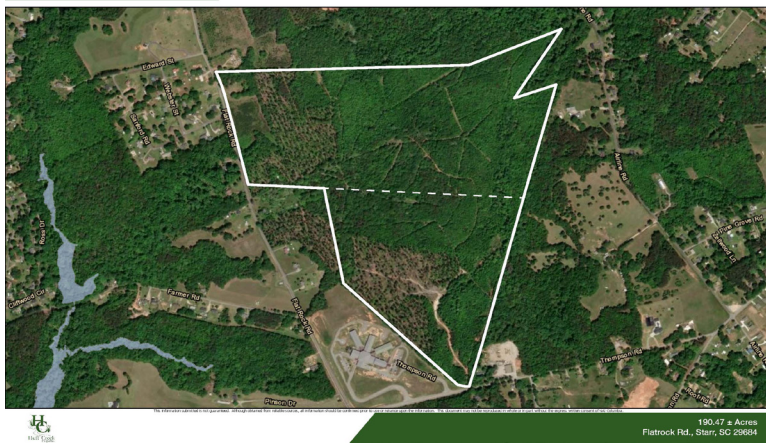
The Timber and Recreational Land Division of NAI Earle Furman

Map Set

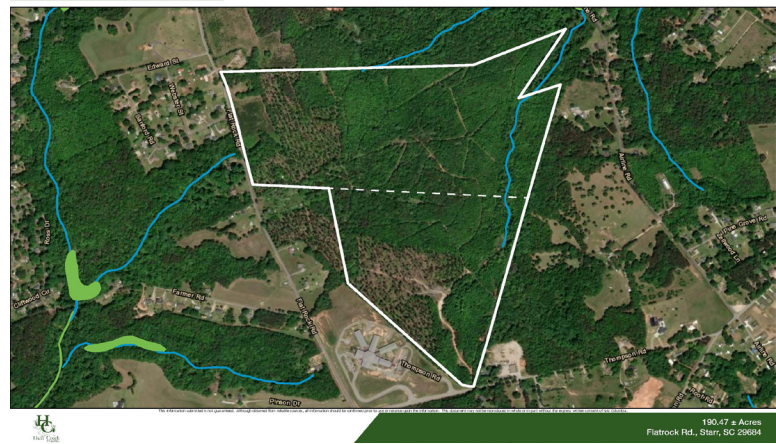
1515 Flat Rock Road, Starr, SC



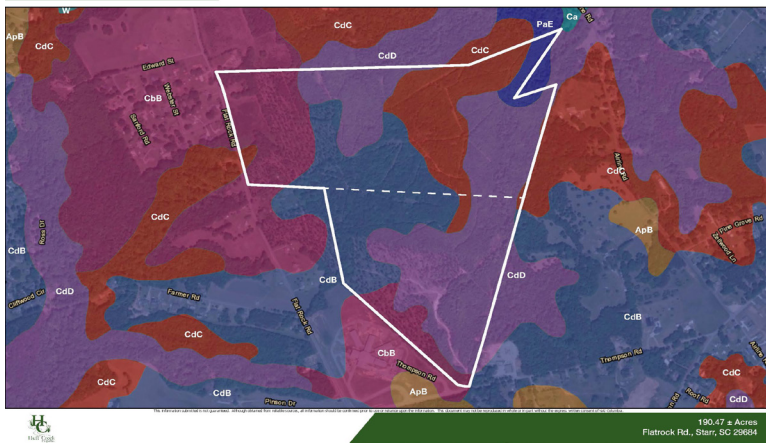
Flood Zones



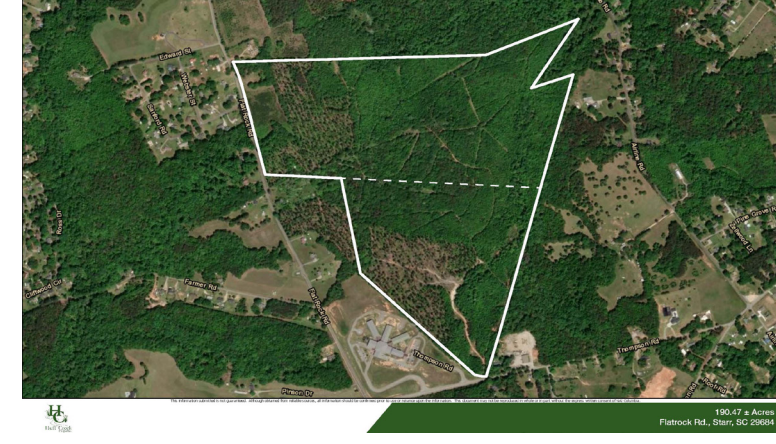
National Wetlands Inventory



Soil Survey



Aerial



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