Flat Rock Road Tract

1515 Flat Rock Road, Starr, SC

Huff Creek Properties

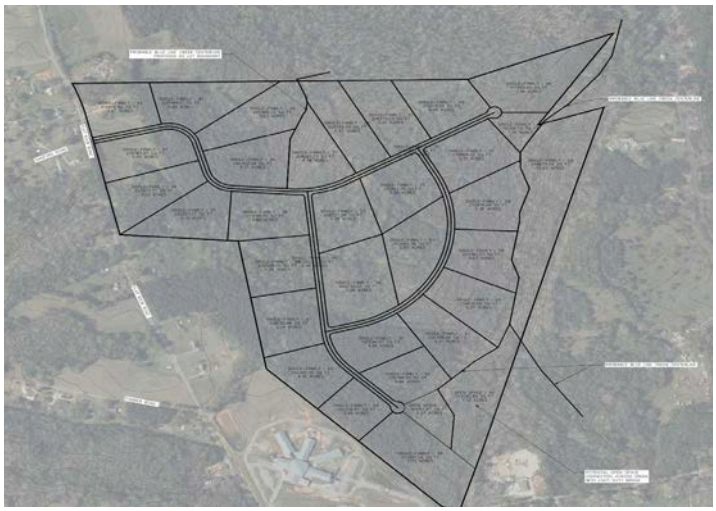
~~SALES PRICE: $2,466,806~~
REDUCED PRICE: $2,096,785



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





John Etheridge
+1 864 908 9708
jetheridge@naiearlefurman.com

Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

101 E Washington St
Greenville, SC 29601
huffcreekproperties.com

Property Description

1515 Flat Rock Road, Starr, SC

Huff Creek Properties



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 ±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.

John Etheridge
+1 864 908 9708
jetheridge@naiearlefurman.com

Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

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.

Aerial Photos

1515 Flat Rock Road, Starr, SC

Huff Creek Properties













John Etheridge
+1 864 908 9708
jetheridge@naiearlefurman.com

Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

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.

Property Photos

1515 Flat Rock Road, Starr, SC

Huff Creek Properties













John Etheridge
+1 864 908 9708
jetheridge@naiearlefurman.com

Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

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.

Property Photos

1515 Flat Rock Road, Starr, SC

Huff Creek Properties













John Etheridge
+1 864 908 9708
jetheridge@naiearlefurman.com

Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

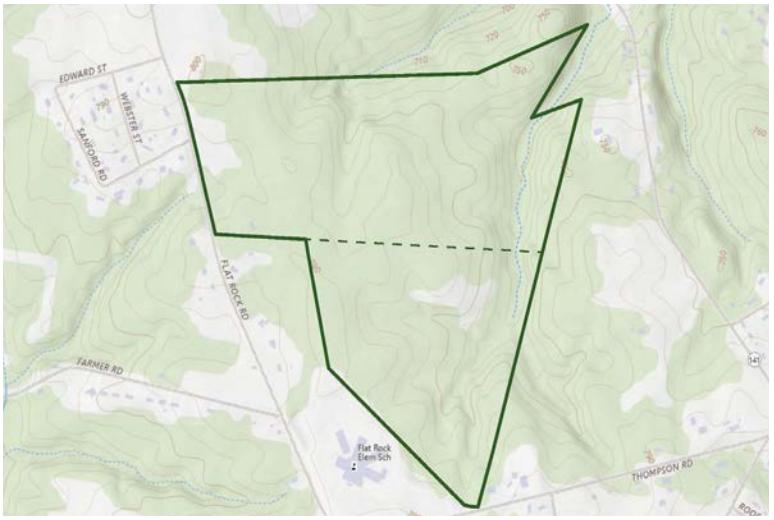
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing 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.

Map Set

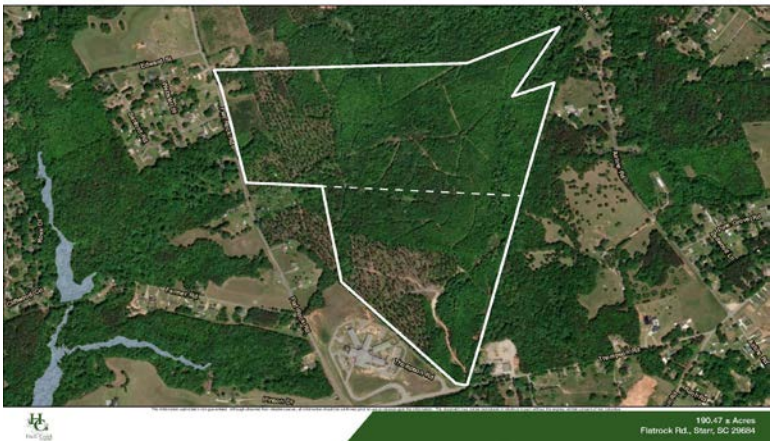
1515 Flat Rock Road, Starr, SC

Huff Creek Properties

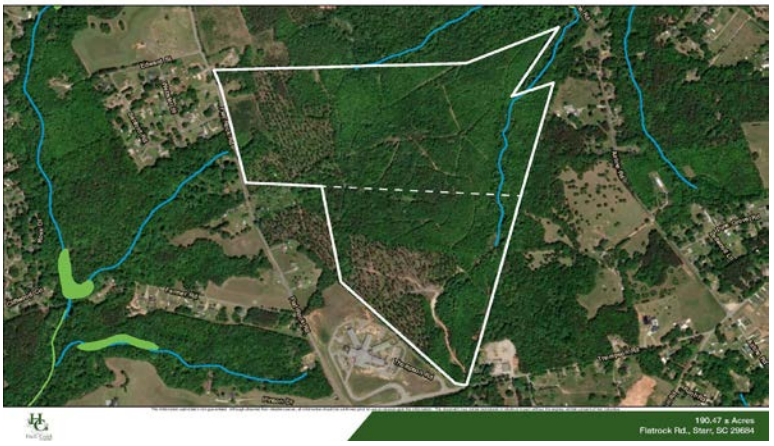




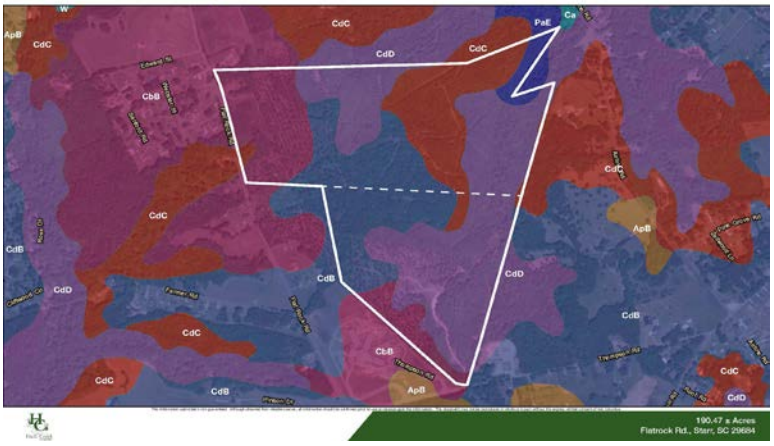
Flood Zones



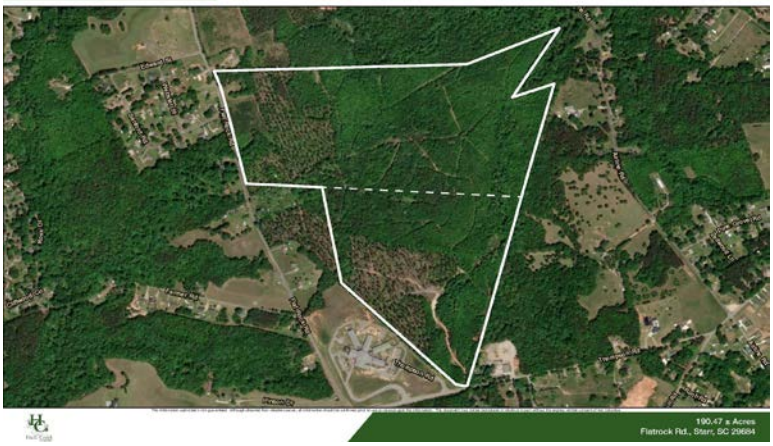
National Wetlands Inventory



Soil Survey



Aerial



John Etheridge
+1 864 908 9708
jetheridge@naiearlefurman.com

Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

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.