



**REEDY**  
LAND CO.

Listing Summary

# Bishop Branch

Union, SC



## Property Summary

Is Spartanburg getting too crowded for you? Are you wanting to build a family estate but still want to be close to town? We got you covered! Bishop Branch is located in between Spartanburg and Union while still being convenient to amenities! This gem of a tract offers everything an outdoorsman would want with its mixture of hardwoods and pines. Bishop Branch Creek runs about 1,100 feet at the back of the property which has a great hardwood bottom with an abundance of wildlife! The property also has two potential food plots, adding up to almost an acre, and with enough time and effort, they could be a great turkey spot! If this wasn't enough for you, this tract also has a quarter acre pond to take your kids fishing or get your dog ready for duck season! The 2,300-foot trail system makes it super easy to get to the back of the property from Rogerstown Road! You have easy access to Spartanburg and Union thanks to Highway 176 so you can be in downtown Spartanburg in 25 mins or downtown Union in 10 minutes! If you love to travel, you can be at GSP Airport in less than 45 minutes as well! Come see some of the best land the Upstate has to offer! is an ideal escape for nature lovers, featuring diverse wildlife. It is just  $\pm 13$  minutes from Downtown Union and  $\pm 27$  minutes from Spartanburg, combining rural living with convenient access to urban amenities.

## Property Details

- **Union County TMS#:** 0360000133
- **Road Frontage:**  $\pm 745$ ft on Rogerstown Road
- **Water:** Well
- **Sewer:** Septic
- 16 year old planted pines
- $\pm 0.3$  Acre Pond
- $\pm 0.3$  Acre Potential Food Plot
- $\pm 0.7$  Acre Potential Food Plot
- Restrictions
- *Acreage and utility to be verified by Buyer and/or Buyer's Agent*

## Location Details

- $\pm 11$  mins to Starbucks and Walmart
- $\pm 14$  mins to Union Medical Center
- $\pm 26$  mins to Willy Taco
- $\pm 27$  mins to Spartanburg Medical Center
- $\pm 45$  mins to GSP Airport



**Sale Price:**  
\$800,000



**Lot Size:**  
 $\pm 63.31$  Acres



$\pm 13$  minutes to  
Downtown Union



$\pm 40$  minutes to  
Woodruff, SC



$\pm 26$  minutes to  
Spartanburg, SC



$\pm 60$  minutes from  
Greenville, SC

# Parcel Overview

Bishop Branch

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Property Photos

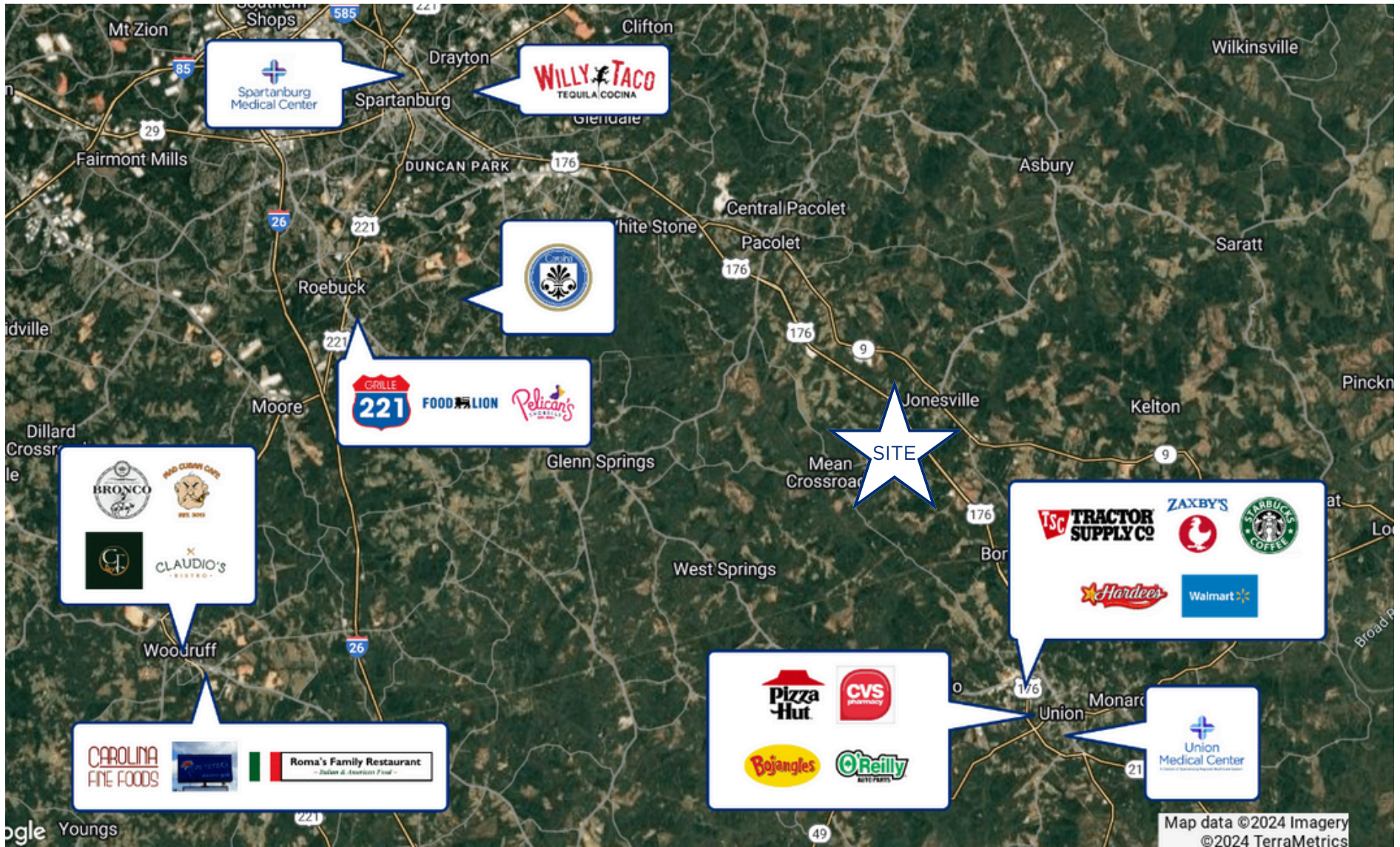
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# Municipality Map

## Bishop Branch

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# Who We Are

Reedy Land Co

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## LAND IS MORE THAN DIRT. IT'S YOUR LEGACY.

Whether you're building on a dream or managing generational wealth, the land you choose to call home is deeply personal.

People. Loyalty. Trust. These are the foundations of our approach to real estate. We connect people to places. We guide development for future generations. And, we transform your vision of the "good life" into your everyday life.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.

