



FOR SALE

±20.79 Acres in Greenville County, SC

 **REEDY**

LAND CO.

A DIVISION OF REEDY PROPERTY GROUP

Parcel Overview

525 Chinquapin Road | Travelers Rest, SC
Greenville County TMS#: 0656010100200



Property Summary

Come and discover Bailey Mill Farms, tucked away in the charming countryside of Travelers Rest. With the backdrop of rolling hills and mature hardwoods, it's a haven for nature lovers, abundant with wildlife. A trail system spanning approximately 1,500 feet gives you easy access to a half-acre pond - a perfect spot for a family fishing trip or a leisurely stroll to soak in those Blue Ridge Mountain views. And it's all just a short drive from the hustle and bustle of downtown Greenville (roughly 30 minutes), Travelers Rest (about 18 minutes), and North Greenville University (a quick 2 minutes). Plus, you're under 7 minutes from Highway 11 and about 35 minutes from GSP Airport for those with wanderlust. Discover it all at Bailey Mill Farms!

Property Details

- **Greenville County TMS#:** 0656010100200
- **Road Frontage:** ±1,200ft on Chinquapin Road
- **Schools:** Tigerville Elementary, Blue Ridge Middle, and Blue Ridge High
- **Zoning:** Unzoned
- ±1,500ft of an established trail system
- ±0.5 Acre Pond
- Next door to Cherokee Valley Golf Course
- Blue Ridge Mountain Views
- Mature Hardwoods

Acreage, taxes, utilities and lot dimensions to be verified by Buyer and/or Buyers agent



Sale Price:
\$695,000



Lot Size:
±20.79 Acres



± 18 minutes to
Travelers Rest, SC



± 33 minutes to
Hendersonville, NC



± 33 minutes to
Greenville, SC



± 53 minutes to
Spartanburg, SC

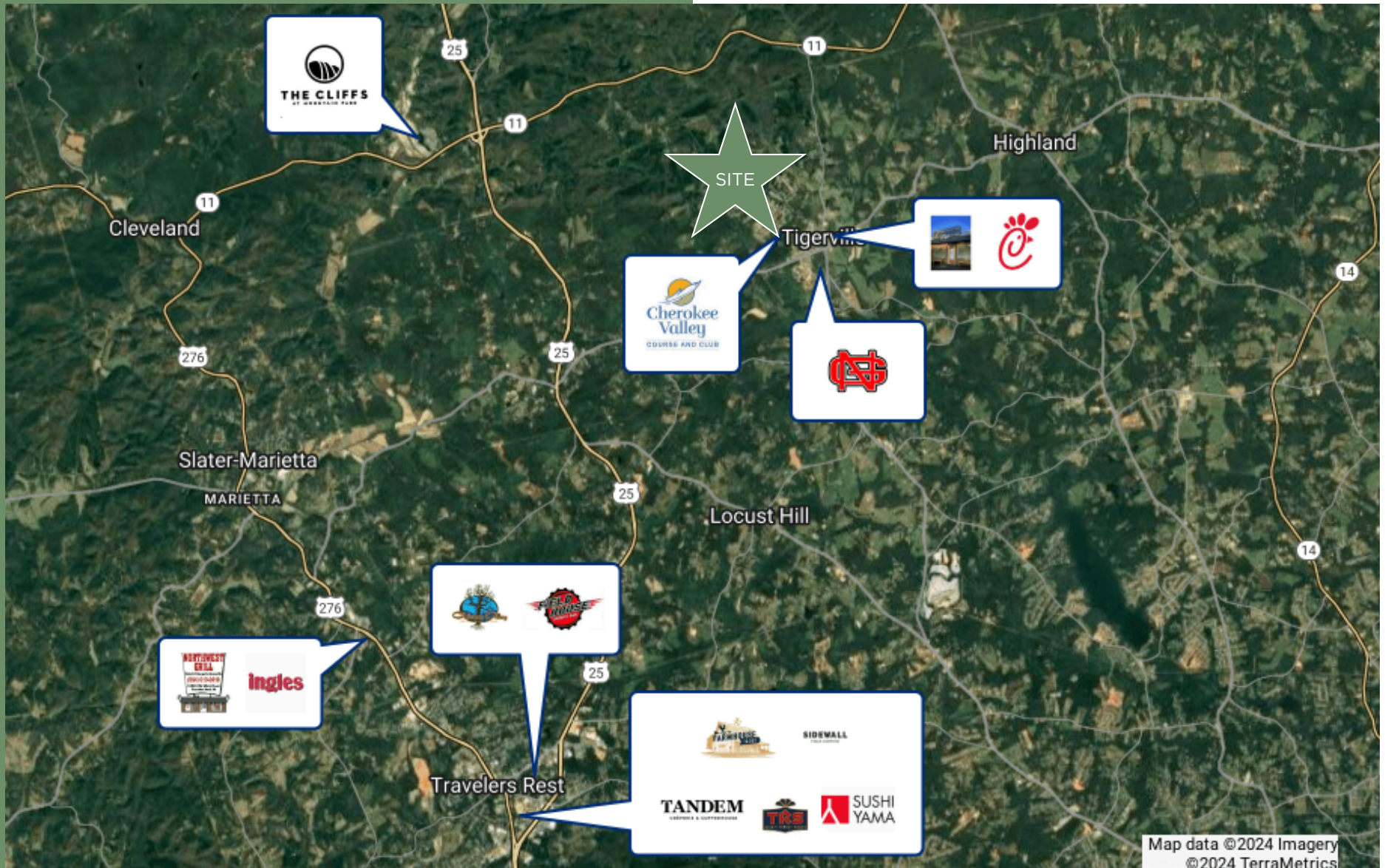


Property Photos



Map

Travelers Rest, SC



Confidentiality & Disclaimer

Reedy Land Co.

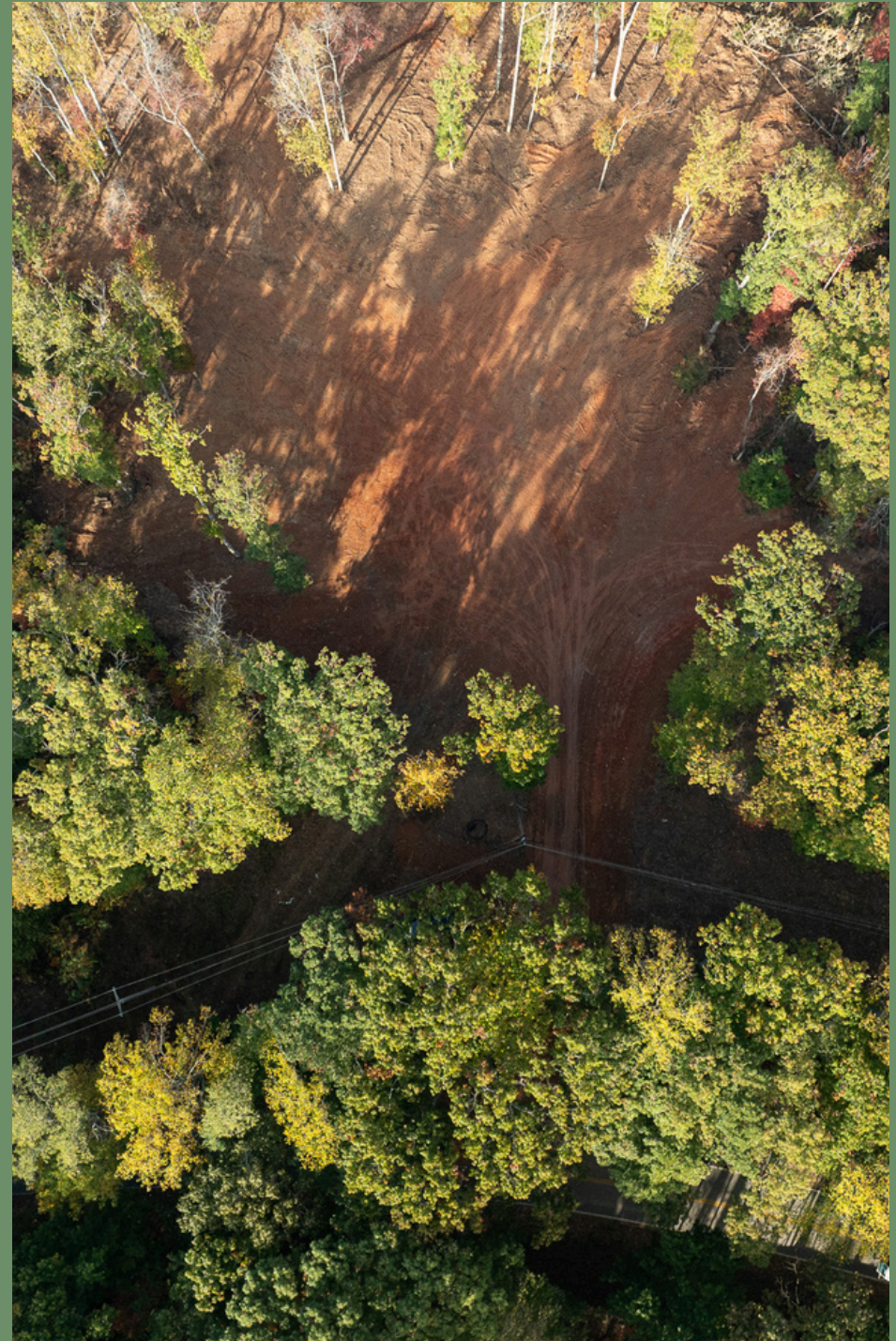
All materials and information received or derived from Reedy Property Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Reedy Property Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Reedy Property Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Reedy Property Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Reedy Property Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.



Contact Information

Reedy Land Co

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.

Josh Hester

336.567.7186

jhester@reedypg.com



Tripp Taylor

336.260.5523

ttaylor@reedypg.com

