



FOR SALE

±101.7 Acre Retreat in Kinards, SC

 **REEDY**

LAND CO.

A DIVISION OF REEDY PROPERTY GROUP

Parcel Overview

044 Hobby Lane | Kinards, SC 29355

Laurens Tax ID: 96-1-44 & 96-1-43



Bush River Retreat

Kinards, SC

Property Description

Reedy Land Co. is thrilled to bring you a truly extraordinary opportunity! Just ± 19 minutes from the charming streets of Downtown Clinton, this stunning ± 101.7 -acre property is the ultimate outdoorsman's dream. With a rich tapestry of mature hardwoods and pines, this property is a sanctuary for nature lovers and explorers alike.

At the end of Hobby Lane, you'll discover the crown jewel of this retreat: a beautifully renovated $\pm 4,200$ -square-foot bunkhouse, perched beside a sparkling ± 3.5 -acre pond. Whether you're hosting hunting trips, fishing weekends, or simply savoring some peace and quiet, this is the perfect basecamp for your adventures.

But that's not all – power, septic, and water are already in place and ready to go, making this property move-in ready for anyone looking to build their dream home or escape the hustle and bustle of city life.

The possibilities are endless, and the time to act is now! Contact us today and let Bush River Retreat steal your heart – it's not just land; it's your next chapter waiting to be written.

Additional Property Details

- **Utilities:** Septic, power, and water newly installed and functional.
- Located ± 18 minutes from downtown Newberry and a mere ± 26 minutes from Laurens
- Fully renovated $\pm 4,200$ sqft bunk house with living area, bedroom area, bathroom, full kitchen, and garage space with three large bay doors.
- $\pm 2,000$ sqft autoshop/storage building with roll up bay door, high ceiling, and concrete flooring.
- ± 3.5 acre pond with concrete dock and gravel boat ramp.
- Well established hunting/riding trails throughout entirety of property.

Offering Summary

Size: ± 101.7 Acres

Sale Price: \$1,400,000

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



Property Photos

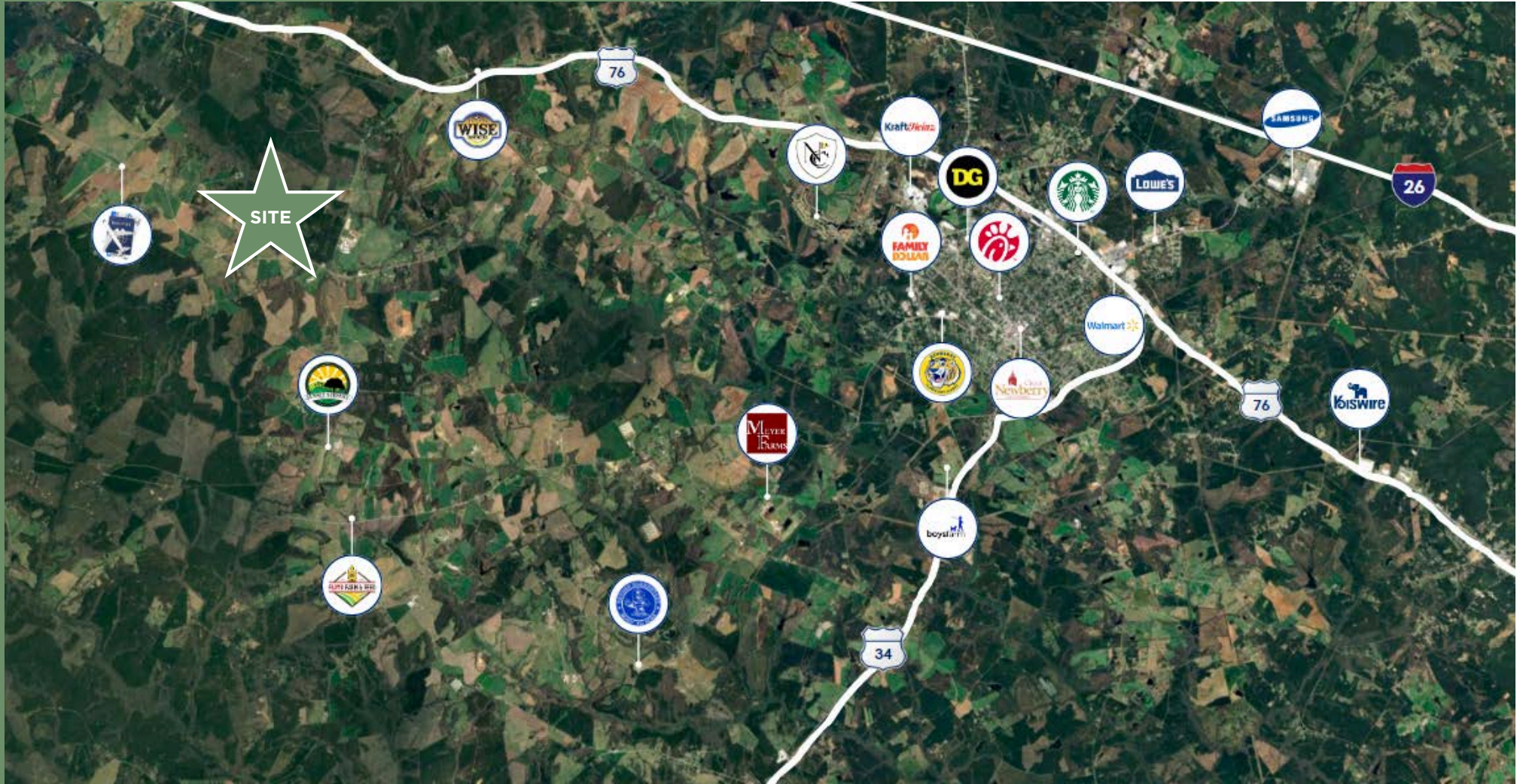


Interior Photos



Map

Kinards, SC



± 26 minutes from
Laurens, SC



± 1 hour from
Columbia, SC



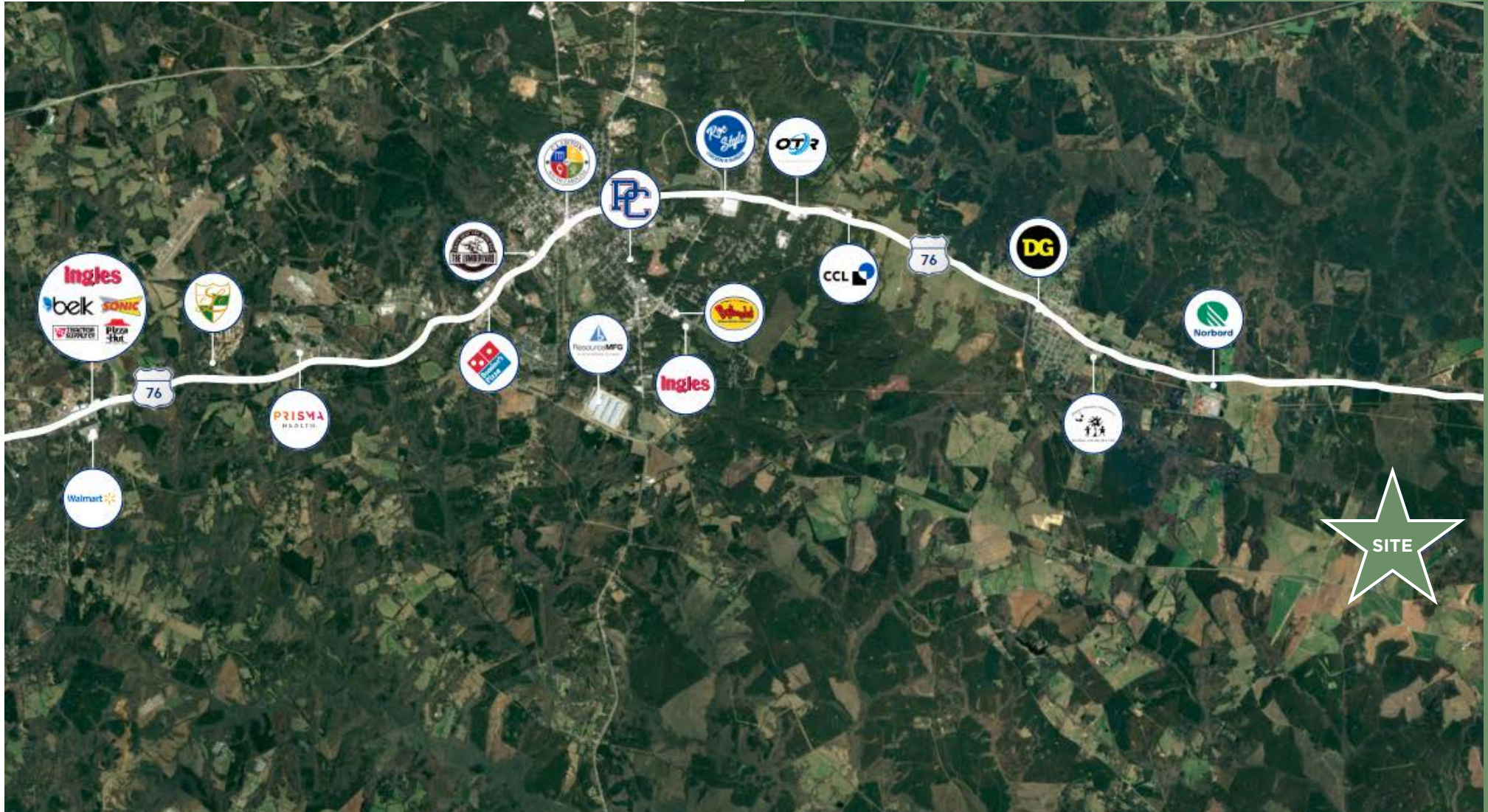
± 18 minutes from
Newberry, SC



± 1 hour from
Greenville, SC

Map

Kinards, SC



± 26 minutes from
Laurens, SC



± 1 hour from
Columbia, SC



± 18 minutes from
Newberry, SC



± 1 hour from
Greenville, SC

Confidentiality & Disclaimer

REEDY

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

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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.



Contact Information

REEDY

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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