



**REEDY**  
LAND CO.

# Hartwell Crest

Dobbins Road | Townville, SC

# Executive Summary

## Hartwell Crest

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- A portion of Anderson County TM #180008006
- Flat topography with excellent visibility & location with pristine farmland
- Lake Hartwell access
- Nearby Hattons Ford Boat Ramp
- Pastureland, mature hardwoods, and pines
- Zoned for Townville Elementary, Riverside Middle School, and Pendleton High School
- Best Use: residential homesite
- Possible Utilities: power, septic, well
- Phase II lots have water and cable in ground
- *\*Subject to Recorded Covenants and Restrictions*
- *\*No tracts have lake frontage, no tracts are dockable*



## Offering Summary

<b>Lot 1:</b>	<b>±7.19 Acres   \$200,000</b>
<b>Lot 2:</b>	<b>±7.20 Acres   \$200,000</b>
<b>Lot 1B:</b>	<b>±2.48 Acres   \$75,000</b>
<b>Lot 3B:</b>	<b>±2.45 Acres   Under Contract</b>

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



## Property Summary

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For generations, Hartwell Crest has served as prime agricultural and recreational land. Sitting just  $\pm 4.5$  miles off I-85, this tract grants a future owner easy access to modern day necessities without compromising a quiet setting outside the city. Each lot offers a combination of premier pasture outlined by mature Hartwell forests. The property offers mostly level topography with some rolling areas and great road frontage across the board. With nearby access to a recently upgraded landing, these lots present a rare opportunity to own acreage at the water. Nestled in a timeless community, boasting the natural beauty of historic farmland, Hartwell Crest is truly a unique property. Come envision your dream home at Hartwell Crest Today.

# Property Photos

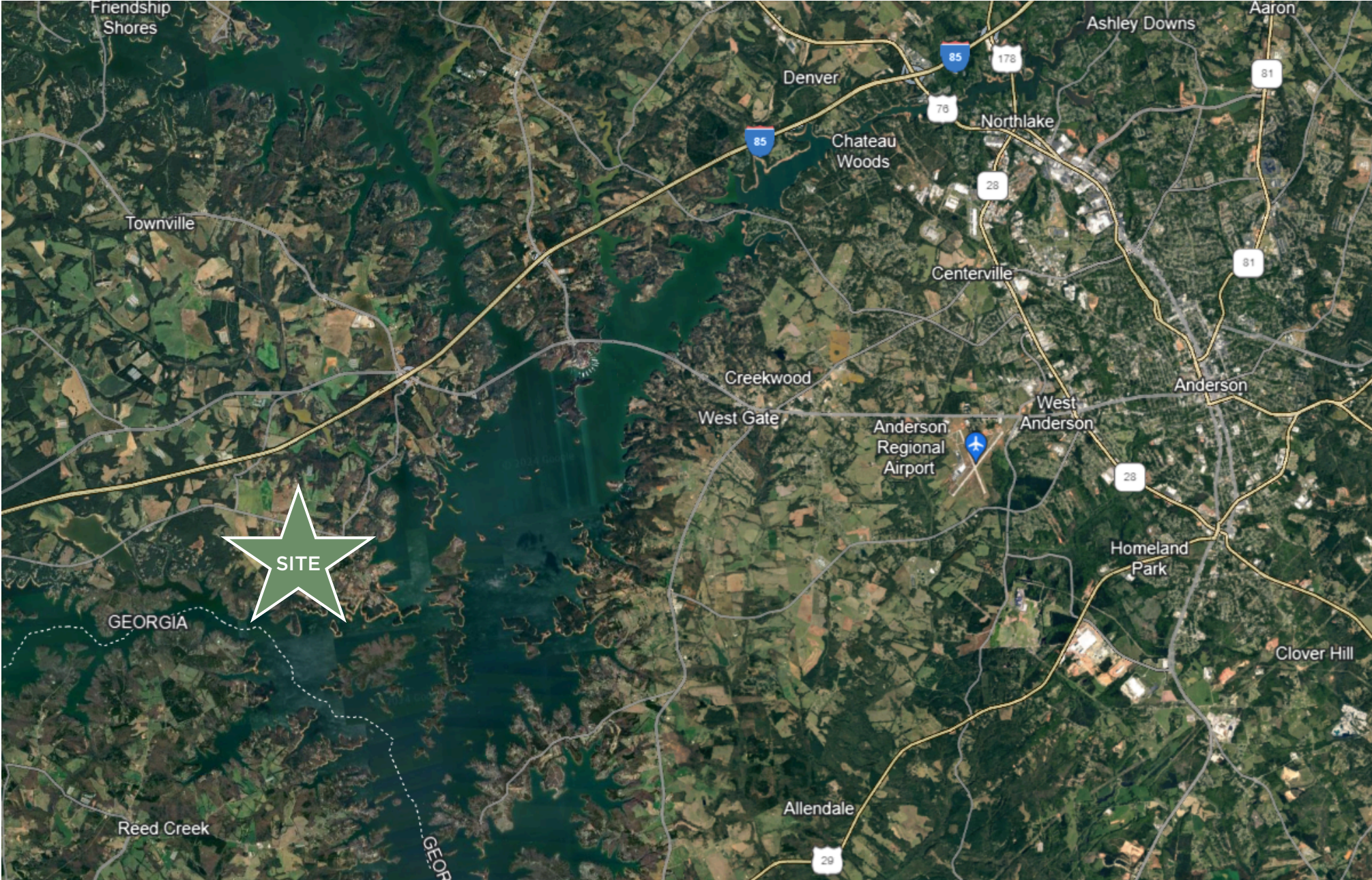


# Property Photos



# Municipality Map

Upstate, SC



# Confidentiality & Disclaimer

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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.



# Who We Are

Reedy Land Co

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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### Java

Chief of Stick

