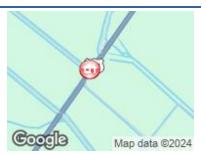
ALL FIELDS DETAIL



MLS# 1537973 Class Lots/Land Type Acreage Other Area Subdivision None Listing Price \$2,000 **Address** 10988 US-301 Highway

City Manning State SC 29051 Zip Status Active Sale/Rent For Sale **Type Property** Recreational Lot Size/Acreage Over 100 Acres



























DIRECTIONS

Directions From Alcolu head North on US-301, property is on the right in approximately eight miles.

Clarendon

GENERAL County

Zoning Agricultural **Tax ID Number** 230-00-01-001-00 Approx # of Acres 1,604.00 **Price Per Acre** \$1.25 **Elementary School** Other Middle School Other **High School** Other

Associated Document Count 4 Picture Count

Manually Placed Pin **Geocode Quality IDX Include** Υ **VOW Include** Yes **VOW Address** Yes **VOW Comment** Yes **VOW AVM** Yes

Status Date 9/19/2024 9/19/2024 **HotSheet Date Update Date** 9/19/2024 On Internet Yes

Update Date 9/19/2024 3:21 PM

Other Showing

Contact # for Appts/Questions Open Land Agent Nichole Zales - Cell: 864-843-5919

88712 Agent License ID

Listing Office 1 Meares Property Advisors Inc. - Main: 864

-947-2000

23129 **Brokerage License ID Listing Agent 2** Darron Meares - Cell: 864-444-5361

Listing Office 2 Meares Property Advisors Inc. - Main: 864

-947-2000

Cumulative DOM 0 **Agent Hit Count** 1 **Client Hit Count** 1

Original Price \$2,000

Listing Type Exclusive Right to Sell

Listing Date 9/19/2024

Input Date 9/19/2024 3:21 PM

Price Date 9/19/2024 Yes **Local Logic**

Input Date 9/19/2024 3:21 PM

FEATURES

COVENANTS PROP DESCRIPTION Other/See Remarks Wooded RESTRICTIONS River LOCATION **Deed Restrictions** Rural Easements **ROAD FRONTAGE WATER**

Other/See Remarks **Easement Road**

US Highway SEWER

TOPOGRAPHY Other/See Remarks **AMENITIES INCLUDE**

None

Documents with Offer Specified Sales Contract

SHOWING

Other/See Remarks

SPECIAL FINANCES

None

DOCS ON FILE

Plat/Survey Other/See Remarks Aerial Photo **MISCELLANEOUS**

None

ADDITIONAL FEES

None

FINANCIAL

Rolling

Total Taxes \$0.00 Tax Year 0 Tax Rate(4%/6%) **TBD Rollback Taxes** Yes In City HOA (Y/N) Ν Short Sale (Y/N) Foreclosure (Y/N) N Ν Auction (Y/N)

MEMBER REMARKS

Member Remarks This property is open for viewing but surrounds a working farm. Please be aware of the farm operations when visiting the land, and do not trespass across other properties outside the listed tracts.

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REMARKS

Remarks We are excited to present a timed online auction for over 1,600 acres of prime recreational and hunting land located in Gable, SC, near the Manning area. This property is divided into five tracts, ranging from 77 to over 700 acres, and each tract will be sold by the acre based on the available survey. Tract #1 - 292 acres, Tract #2 - 285.8 acres, Tract #3 - 708.9 acres, Tract #4 - 240.9 acres, Tract #5 - 77 acres. Don't miss out on this rare opportunity to invest in South Carolina's natural beauty—bid in our timed online auction, running from October 7 to October 14, 2024. Seize the moment and make this land your own! Portions of this remarkable property are located within a conservation easement, ensuring the protection of the natural landscape for generations to come. These easements limit certain types of development and land use, preserving the property's ecological and environmental value while allowing for recreational activities such as hunting, hiking, and wildlife observation. By purchasing land with a conservation easement, you'll not only acquire stunning acreage but also contribute to the preservation of South Carolina's natural beauty. This is a unique opportunity to own land that supports both recreational use and environmental stewardship.

SYNDICATION REMARKS

Syndication Remarks We are excited to present a timed online auction for over 1,600 acres of prime recreational and hunting land located in Gable, SC, near the Manning area. This property is divided into five tracts, ranging from 77 to over 700 acres, and each tract will be sold by the acre based on the available survey. Tract #1 - 292 acres, Tract #2 - 285.8 acres, Tract #3 - 708.9 acres, Tract #4 - 240.9 acres, Tract #5 - 77 acres. Don't miss out on this rare opportunity to invest in South Carolina's natural beauty—bid in our timed online auction, running from October 7 to October 14, 2024. Seize the moment and make this land your own! Portions of this remarkable property are located within a conservation easement, ensuring the protection of the natural landscape for generations to come. These easements limit certain types of development and land use, preserving the property's ecological and environmental value while allowing for recreational activities such as hunting, hiking, and wildlife observation. By purchasing land with a conservation easement, you'll not only acquire stunning acreage but also contribute to the preservation of South Carolina's natural beauty. This is a unique opportunity to own land that supports both recreational use and environmental stewardship.

ADDITIONAL PICTURES



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DISCLAIMER

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc. ©2024. This valuation service may not be used for the purposes of obtaining financing in a federally related transaction.

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