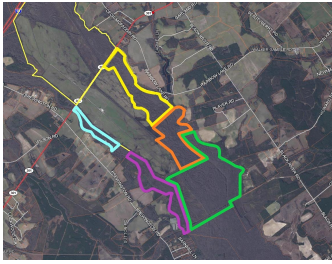


ALL FIELDS DETAIL



MLS # 1537973
Class Lots/Land
Type Acreage
Area Other
Subdivision None
Listing Price \$2,000
Address 10988 US-301
 Highway
City Manning
State SC
Zip 29051
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.

GENERAL

County	Clarendon	Showing	Other
Zoning	Agricultural	Contact # for Appts/Questions	Open Land
Tax ID Number	230-00-01-001-00	Agent	Nichole Zales - Cell: 864-843-5919
Approx # of Acres	1,604.00	Agent License ID	88712
Price Per Acre	\$1.25	Listing Office 1	Meares Property Advisors Inc. - Main: 864-947-2000
Elementary School	Other	Brokerage License ID	23129
Middle School	Other	Listing Agent 2	Darron Meares - Cell: 864-444-5361
High School	Other	Listing Office 2	Meares Property Advisors Inc. - Main: 864-947-2000
Associated Document Count	4	Days On Market	45
Picture Count	41	Cumulative DOM	45
Geocode Quality	Manually Placed Pin	Agent Hit Count	73
IDX Include	Y	Client Hit Count	6
VOW Include	Yes	Original Price	\$2,000
VOW Address	Yes	Listing Type	Exclusive Right to Sell
VOW Comment	Yes	Listing Date	9/19/2024
VOW AVM	Yes	Input Date	9/19/2024 3:21 PM
Status Date	9/19/2024	Price Date	9/19/2024
HotSheet Date	9/19/2024	Local Logic	Yes
Update Date	11/3/2024	Input Date	9/19/2024 3:21 PM
On Internet	Yes		
Update Date	11/3/2024 9:32 PM		

FEATURES

PROP DESCRIPTION	COVENANTS	AMENITIES INCLUDE	DOCS ON FILE
Wooded	Other/See Remarks	None	Plat/Survey
River	RESTRICTIONS	Documents with Offer	Other/See Remarks
LOCATION	Deed Restrictions	Specified Sales Contract	Aerial Photo
Rural	Easements	SHOWING	MISCELLANEOUS
ROAD FRONTAGE	WATER	Other/See Remarks	None
Easement Road	Other/See Remarks	SPECIAL FINANCES	ADDITIONAL FEES
US Highway	SEWER	None	None
TOPOGRAPHY	Other/See Remarks		
Rolling			

FINANCIAL

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

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.

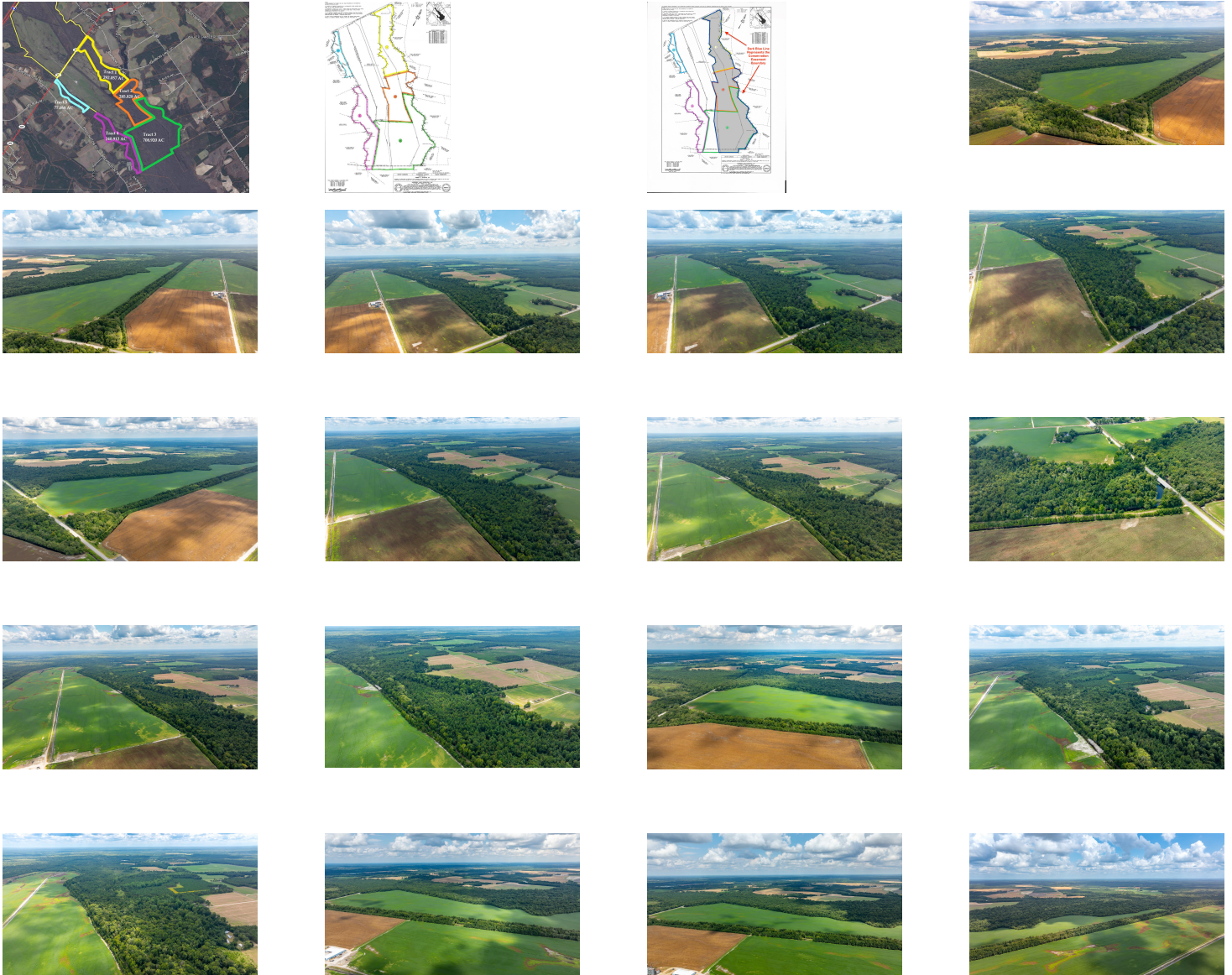
REMARKS

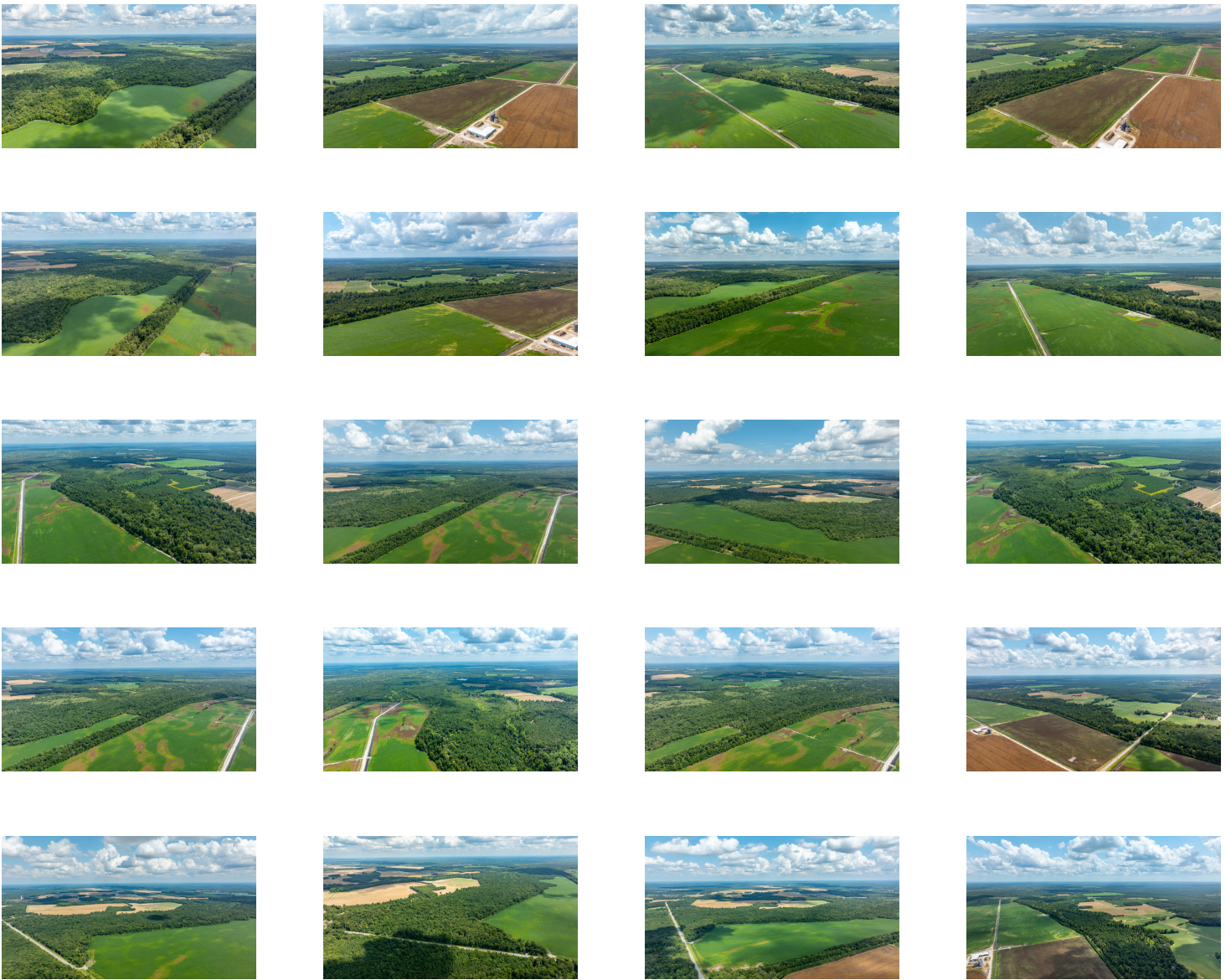
Remarks We are excited to present a timed online auction for over 1,600 acres of prime recreational and hunting land located in Gable, SC, near the Manning area. This property is divided into five tracts, ranging from 77 to over 700 acres, and each tract will be sold by the acre based on the available 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 live online auction November 18, 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 live online auction November 18, 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





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.