

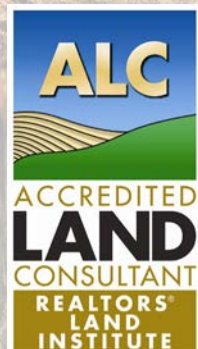


175± Acre Recreational Tract
Cherokee County, SC

Metcalf Land Company, Inc.
The Upstate's Land Broker



1078 Boiling Springs Road
Spartanburg, SC 29303
864-585-0444



MetcalfLand.com

*Timberland * Farms * Acreage*

Acreage: November 21, 2014 plat indicates 175.89 deeded acres.

Price: \$2700 per acre

Location: The property is located in Cherokee County, just outside of Cowpens on Starr Circle. Property can also be accessed from Price Farm Road.

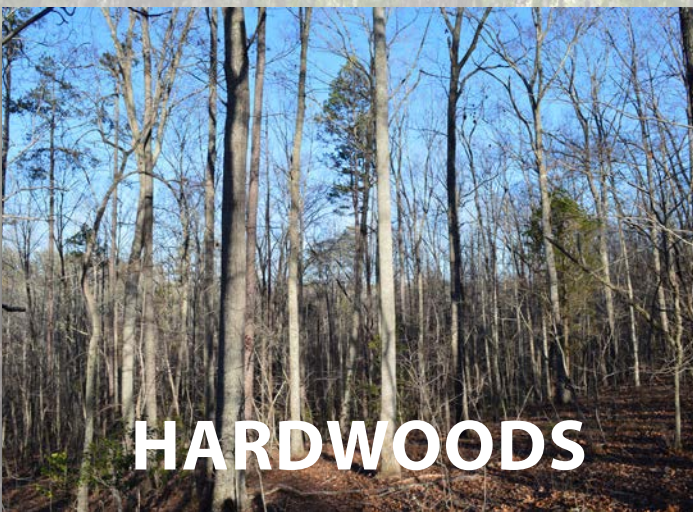
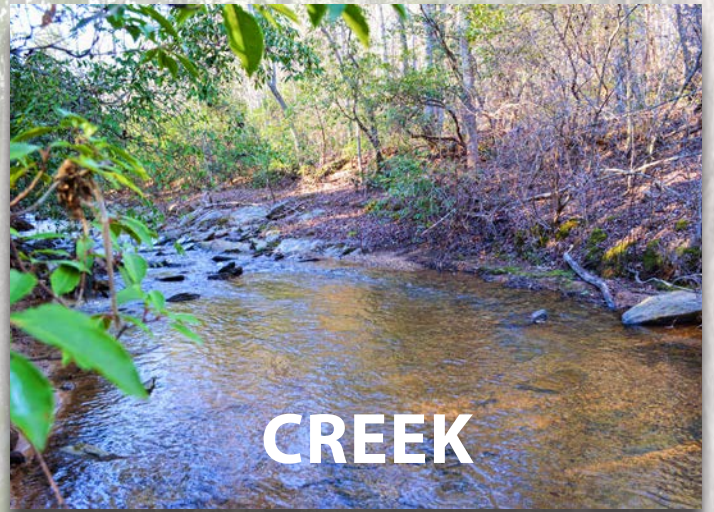
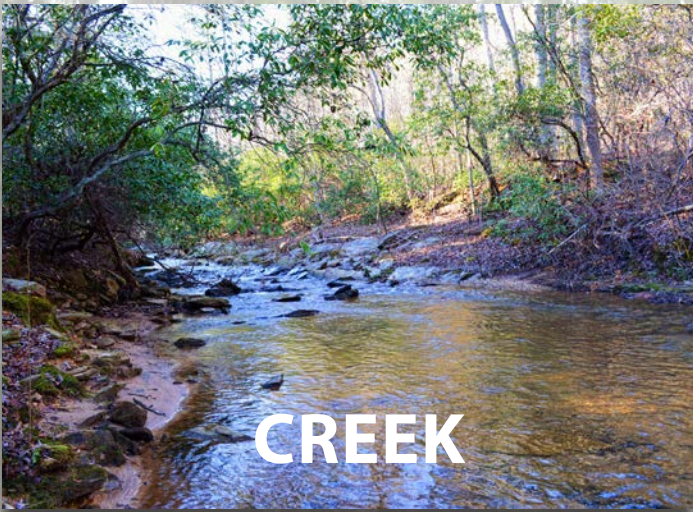
Property Description: 176 acre recreational or multi-use tract only 5 minutes off I-85 and 2 minutes off Highway 29 near Cowpens in the edge of Cherokee County. This tract has some open land, huge hardwoods, 2 large farm ponds and over 6000 feet of frontage along Little Thicketty Creek. Much of the creek frontage is in a hardwood creek bottom. There is an 8+ acre Oxbow that could be flooded for a duck swamp. Both ponds are clear and full. This tract has 1300 feet of paved road frontage along Starr Circle on the front and additional paved road access at the back. There is 1200 feet of railroad frontage. There is an abundance of wildlife within the property including white-tail deer, wild turkey, and small game.

All information presented is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and submitted subject to errors, omissions and other conditions without notice.



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POND



TRAIL



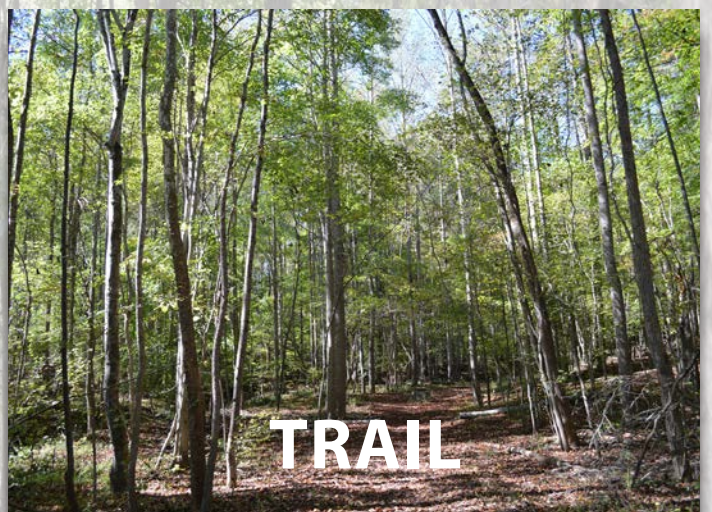
HARDWOODS



CREEK



HARDWOODS



TRAIL



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Vermont Tract

175± Acres

**Price Farm Road
Cowpens, SC**

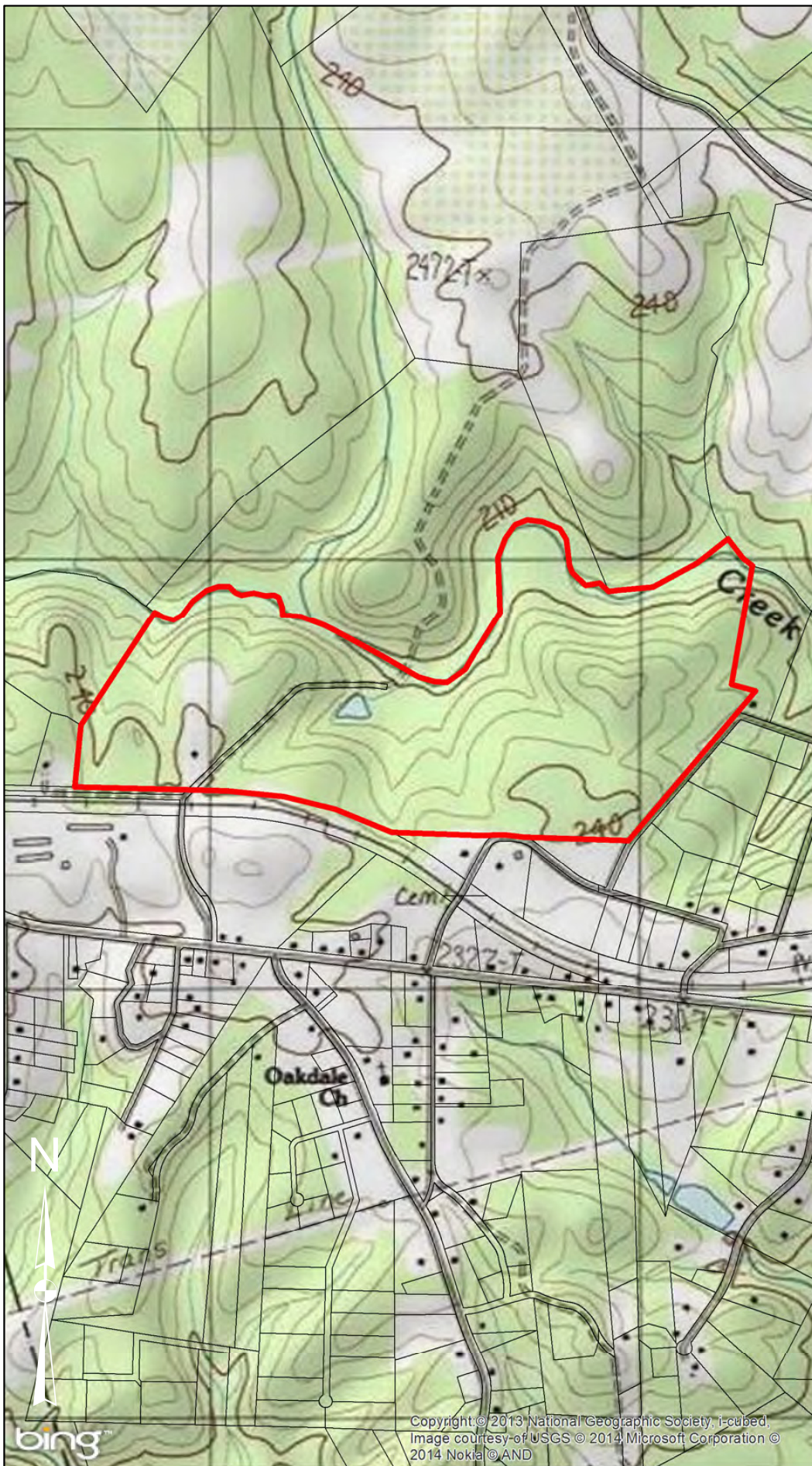


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0 500 1,000 2,000
Feet

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Vermont Tract

175± Acres

**Price Farm Road
Cowpens, SC**

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