

# Old Dobbins Bridge

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Offered for \$ 600,000



**+/- 44 Acres | Old Dobbins Bridge Road | Anderson County, SC | 29689**

This 44 +/- acre farm has everything you need. 31 +/- acres of manicured pastured, and 14 +/- acres of mature hardwoods. Inside the mature hardwood forest you will find two spring heads that flow south out of the property. With 1,608' +/- of road frontage there are ample opportunities for building sites on this property. A perc test has already been completed and on file. There is partial fencing around the perimeter of the property. This tract is less than 30 minutes to Clemson, Less than 25 minutes to Anderson, less than 45 minutes to Greenville, and only 7 minutes from I-85. This tract is part of a larger parcel, so there is additional acreage that can be purchased which includes; 120'x40' barn that has an established septic tank, running water, and power. This is an incredible opportunity to have a farm that checks all of your boxes. You have to see this farm to believe it!

**Caleb Rundorff**

Listing Agent

513 N. McDuffie St

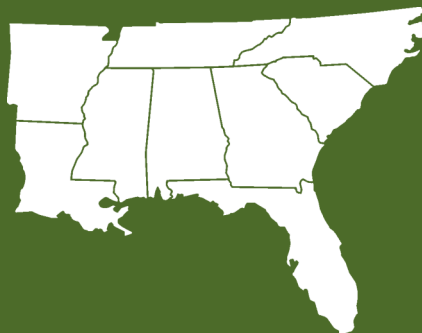
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Land Exchange**