

# Tract A Cann Road



Offered for \$ 289,000

+/- 11.5 Acres | Cann Road | Anderson County, SC | 29625

Discover 11.5 acres of peaceful country living in a prime location! Conveniently situated less than 15 minutes from Pendleton and under 5 minutes from Anderson, 6C and Clemson University, this beautiful tract also offers quick access to Interstate 85 at Exit 14-just 5 minutes away-making travel simple while maintaining a private, rural feel. The front portion of the property features naturally regenerated pine trees, while the remainder showcases mature hardwoods that provide shade, character, and excellent wildlife habitat. A free-flowing creek bordering the rear property line-creating a serene setting and natural beauty throughout. With multiple potential building sites, this property is ideal for your dream home, recreational retreat, or investment opportunity. Wildlife is abundant, offering excellent opportunities for nature enthusiasts and hunters alike. Outdoor recreation is right at your fingertips-the 18 Mile Creek boat launch is just 1½ miles away, providing quick access to the water for fishing and boating. This is a rare opportunity to own a versatile tract in an extremely desirable location. Don't miss your chance to make it yours!

**Caleb Rundorff**

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Land Exchange**