

# Abbeville Recreational Land



**+/- 23 Acres | Olive Rose Road | Abbeville County, SC | 29620**

Discover the perfect blend of natural beauty and convenience with this 23-acre tract of mixed hardwoods and pines. Featuring the scenic Jim Knox Branch running through the property, this land offers a peaceful, private setting ideal for outdoor enthusiasts. Whether you're looking for a recreational getaway or the perfect homesite, this property provides endless possibilities. Enjoy hunting, hiking, or simply relaxing in a serene, wooded environment with the soothing presence of a natural water feature. Conveniently located less than 30 minutes from Greenwood and just 45 minutes from Anderson, you'll have easy access to larger towns while still enjoying the quiet of the countryside. Historic downtown Abbeville is only 10 minutes away, offering shopping, dining, and everyday conveniences. For those who love the outdoors, the Blue Hole Recreation Area and boat ramp are less than 15 minutes away, making it easy to enjoy time on the water. This property is a rare opportunity to own a versatile piece of land in a desirable location—perfect for recreation, investment or building your dream home.

**Caleb Rundorff**

Listing Agent

513 N. McDuffie St

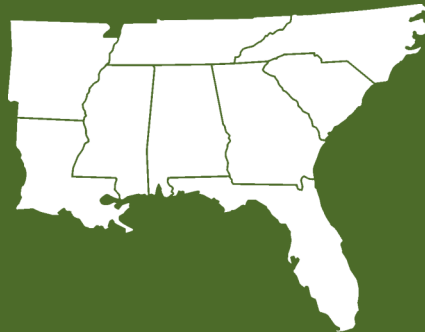
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