

Gentlemen's Farm

10011 Highway 221 Woodruff, SC 29388

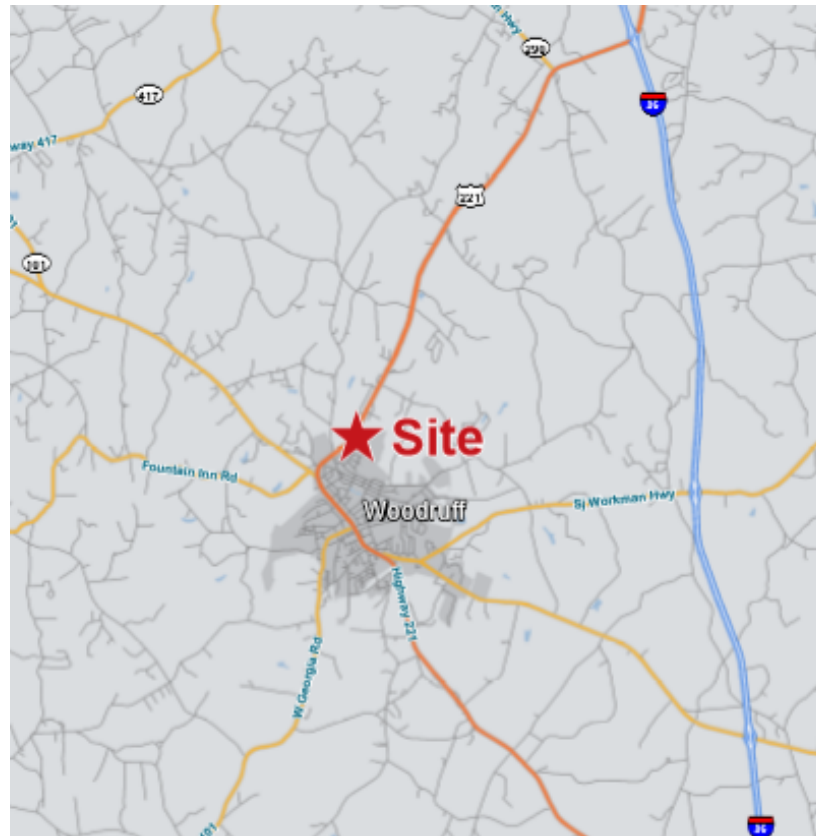


\$299,999



Property Details

- ±19.39 Acres
- Located less than 1 mile to the 101 & 221 intersection in Woodruff
- Access from Highway 221
- 3 bed 1 1/2 bath +- 1800 sqft ranch style home
- New roof added in 2014
- Separate 2 car garage
- Conveniently located near Woodruff's revitalized downtown
- The house has septic, public water and duke power
- Buyer &/or Buyer's Agent(s) to confirm acreage, zoning, utility locations, and costs.



✉ Timothy "Dallas" Wright
+1 864 680 7916
dwright@naiearlefurman.com

✉ William "Tripp" Taylor, III
+1 864 680 7916
ttaylor@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

📍 101 E Washington St
Greenville, SC 29601
naief.com

Property Description

10011 Highway 221 Woodruff, SC 29388



Property Overview

This property is an excellent opportunity to own a tranquil tract of land without being out of town. This property is located just minutes from downtown Woodruff. The +-19.39 acres has a split level, ranch style home that has 3 bedrooms and 1 and 1/2 baths. The home is approximately 1800 sqft and has separate 2 car garage with a shed and firewood storage area. The long gravel drive takes you back off of the main road to help you feel secluded, even though you are only half a mile away from the closest grocery store. This property would be great for someone looking to live on a generous piece of land, and it has great investment potential.

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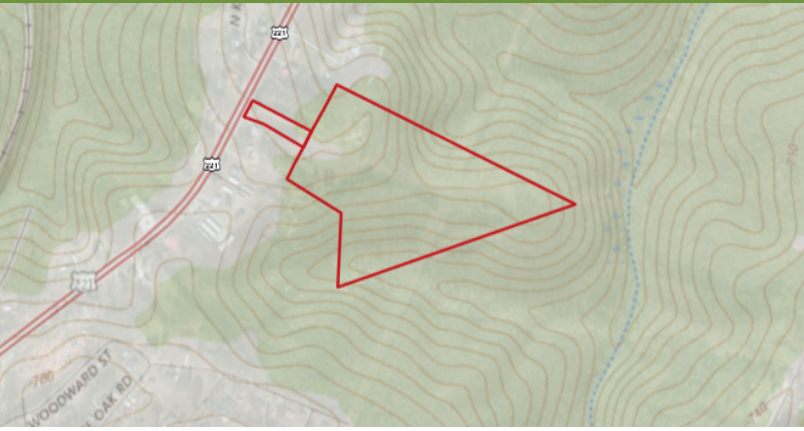
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Property Photos

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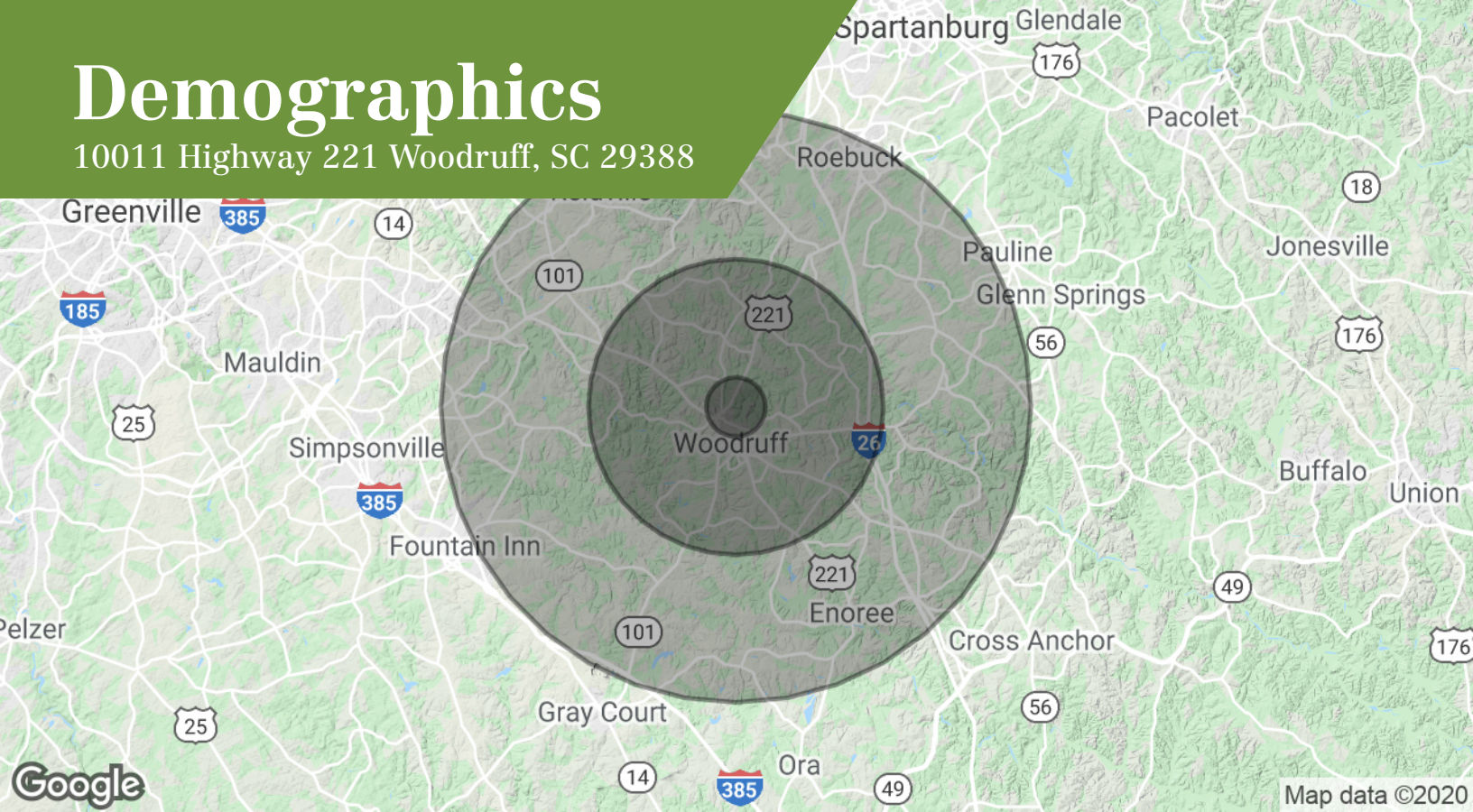
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Demographics

10011 Highway 221 Woodruff, SC 29388



Population

	1 Mile	5 Miles	10 Miles
Total population	686	11,792	55,989
Median age	38.3	39.3	38.3
Median age (male)	37.4	38.7	38.4
Median age (Female)	38.7	39.6	38.3

Households & Income

	1 Mile	5 Miles	10 Miles
Total households	268	4,623	20,751
# of persons per HH	2.6	2.6	2.7
Average HH income	\$40,420	\$44,369	\$61,936
Average house value		\$153,474	\$177,832

* Demographic data derived from 2010 US Census

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