

Location

Address: Old Dobbins Bridge Rd.
City: Fairplay
State: South Carolina
ZIP Code: 29643
County: Oconee
Tax Map ID: 341-00-02-011

Sales/Lease Information

Sale: \$65,000.00 per ac
\$160,618.25 per ha
Lease: Not available for lease
Subdividable: No

Property Information

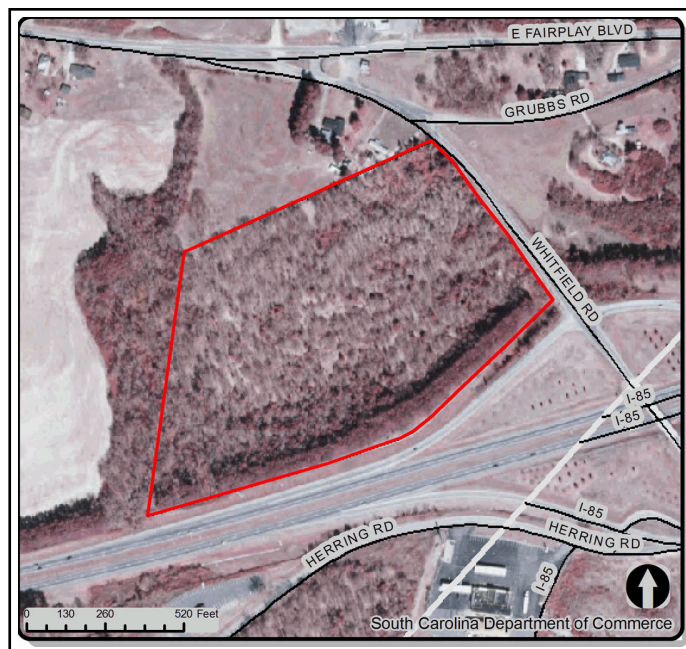
Site or Park: Site
Subject Property Size: 20.29 ac/8.21 ha
Additional Property Available:
Max Available for Purchase: 20.29 ac/8.21 ha
Min Available for Purchase: 20.29 ac/8.21 ha
Certified Property:
Zoning Description: Unzoned
Surrounding Landuse: Commercial & Industrial
Current Landuse of Property: Undeveloped
Minimum Elevation: 752.00 ft/229.21 m
Maximum Elevation: 812.00 ft/247.50 m
Primary Soil Type: Sandy Loam

Transportation Accessibility

Closest Interstate
Interstate-85: 0.15 mi/0.24 km
Closest Port
Savannah: 225.56 mi/362.93 km
Closest Rail Line
Norfolk Southern: 11.33 mi/18.23 km
Rail Access: No
Closest Commercial Airport
Greenville-Spartanburg Internatio: 53.84 mi/86.63 km
Closest Civil Airport
Anderson Rgnl: 15.68 mi/25.23 km

Comments

Additional acreage available. Oconee County sewer due Feb. 2010. A 4 in gas lines is also planned.



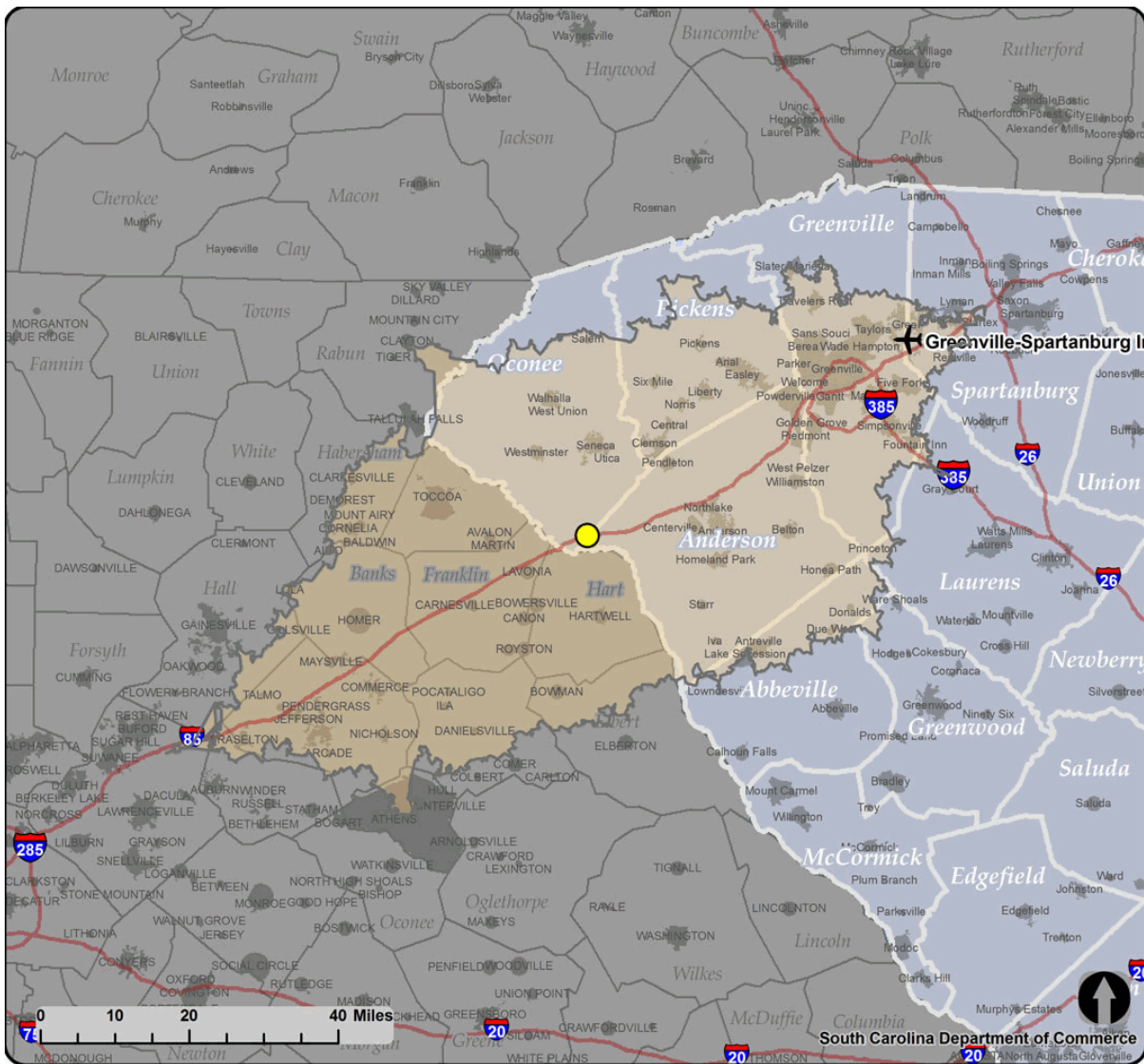
Utilities and Service

Water Service Provider: Pioneer Rural Water Dist
Water Main Diameter: 6.00 in/15.24 cm
Distance to Water Line: On Site
Comments:
Sewer Service Provider: Oconee County
Sewer Main Diameter: 8.00 in/20.32 cm
Sewer Type (Force or Gravity): Gravity
Distance to Sewer Line: 9.23 mi/14.85 km
Comments:
Natural Gas Provider:
Natural Gas Line Diameter:
Natural Gas Proximity: Not available at property
Comments:
Primary Electricity Provider: Blue Ridge Electric Cooperative
Alt. Electricity Provider: None
Comments:
Telecom Available: AT&T
Fiber Optics Available: Not Determined
Cable Available: Not Determined
Fire Department: Fairplay Fire Dept.
Distance to Fire Department: 1.84 mi/2.96 km
Fire Dept.'s ISO Rating: 5

General Information

County Development Status:	Moderately	Subject Property Inside City Limits:	No
Multicounty Property:	No	School District:	Oconee
Related Counties:	None	Tax District:	Oconee
Per Capita Income for County:	\$31,675	Census Tract:	45073030900
Avg Hourly Wage for County:	\$15.84	Housing Units in Tract (2000 Census):	4,682
		Census Tract Pop. (2000 Census):	8,602

60 Minute Drive Time Map



Note: The data represented on this flyer and its associated maps are subject to frequent changes. The South Carolina Department of Commerce does not maintain all data associated with this product and although the maps and data are believed to be fundamentally accurate, no guarantees as to their accuracy or completeness are expressed or implied.

Data sources include the following: South Carolina Department of Commerce, South Carolina's County and Regional Economic Development Agencies, Environmental Systems Research Institute, Inc. (ESRI), South Carolina Budget and Control Board, South Carolina Geodetic Survey and South Carolina Department of Natural Resources.