

+/- 34 ACRES FOR SALE

FOR SALE

±34 Acres | Salley, SC

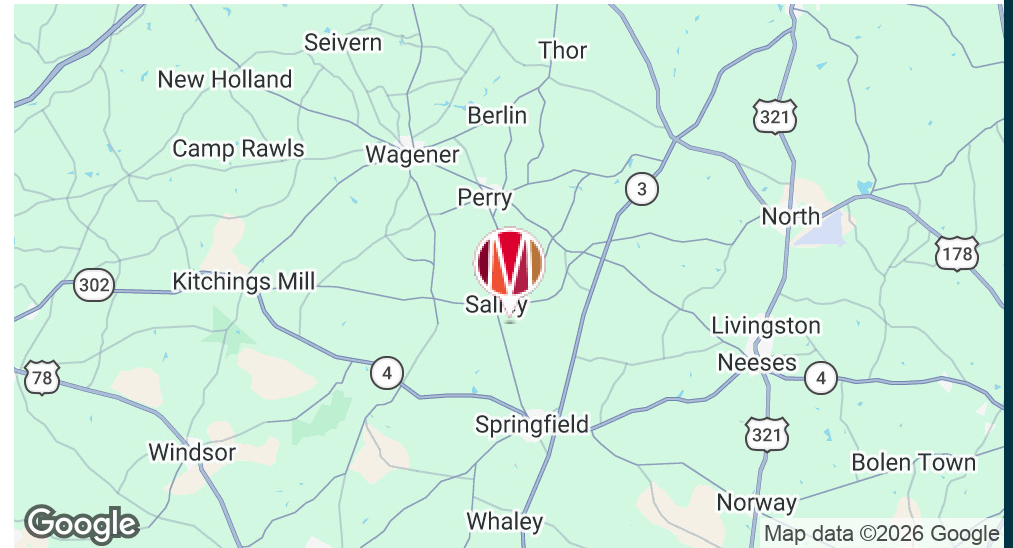
Yale St, Salley, SC 29137



VIEW
PROPERTY
OVERVIEW
VIDEO



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$6,000 / acre
Lot Size:	34 Acres
Price/Acre:	\$6,000

- ±34 Acres in Salley, SC
- Spacious Rural Setting
- Ideal for Private Homesite or Horse Farm
- Recreational & Agricultural Potential
- Great Land Investment Opportunity

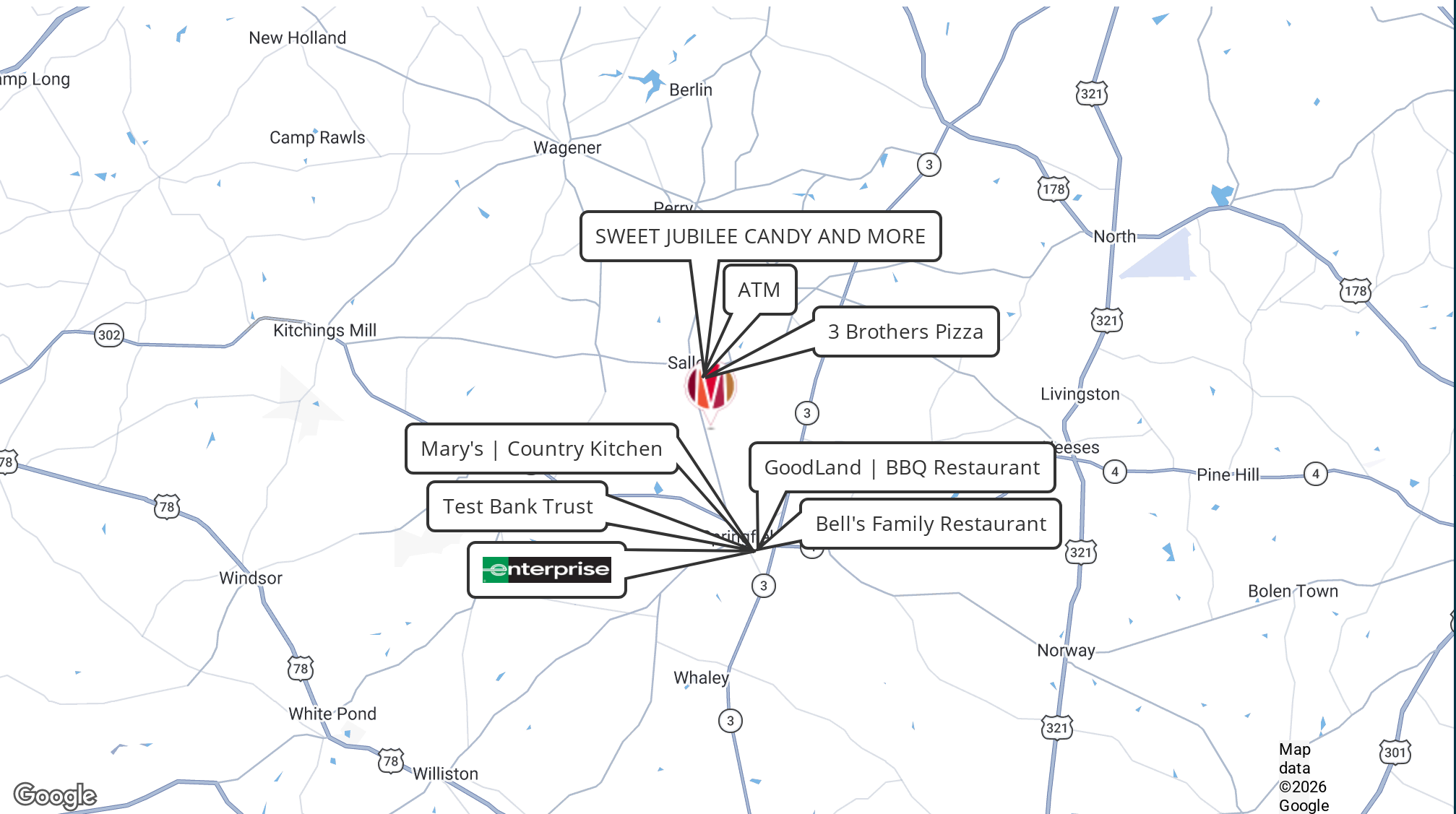
PROPERTY OVERVIEW

Discover the potential of this ±34-acre tract in Salley, South Carolina, offering an excellent opportunity for recreational use, a private homesite, agricultural purposes, or a long-term land investment. With approximately 34 acres of land, the property provides plenty of room for those seeking privacy and acreage in a rural setting while remaining within reach of Aiken and surrounding communities. The size and character of the tract offer flexibility for a variety of potential uses, subject to applicable zoning, restrictions, and availability of utilities. Whether you're looking for acreage to build a secluded country residence, establish a small farm or recreational retreat, or simply add land to your investment portfolio, this property presents an opportunity to own a sizable tract in the Salley area.

LOCATION OVERVIEW

Located in the Salley area of Aiken County, South Carolina, this ±34-acre property offers a peaceful rural setting with convenient access to surrounding communities. The property provides the privacy and space associated with country living while remaining within driving distance of Aiken, Wagener, Pelion, and the greater Columbia area. The location is well suited for buyers seeking recreational land, agricultural use, a private residential retreat, or a long-term land investment. With its position in eastern Aiken County, the property offers access to local highways and nearby towns while maintaining the quiet, low-density character of the Salley area.

RETAILER MAP



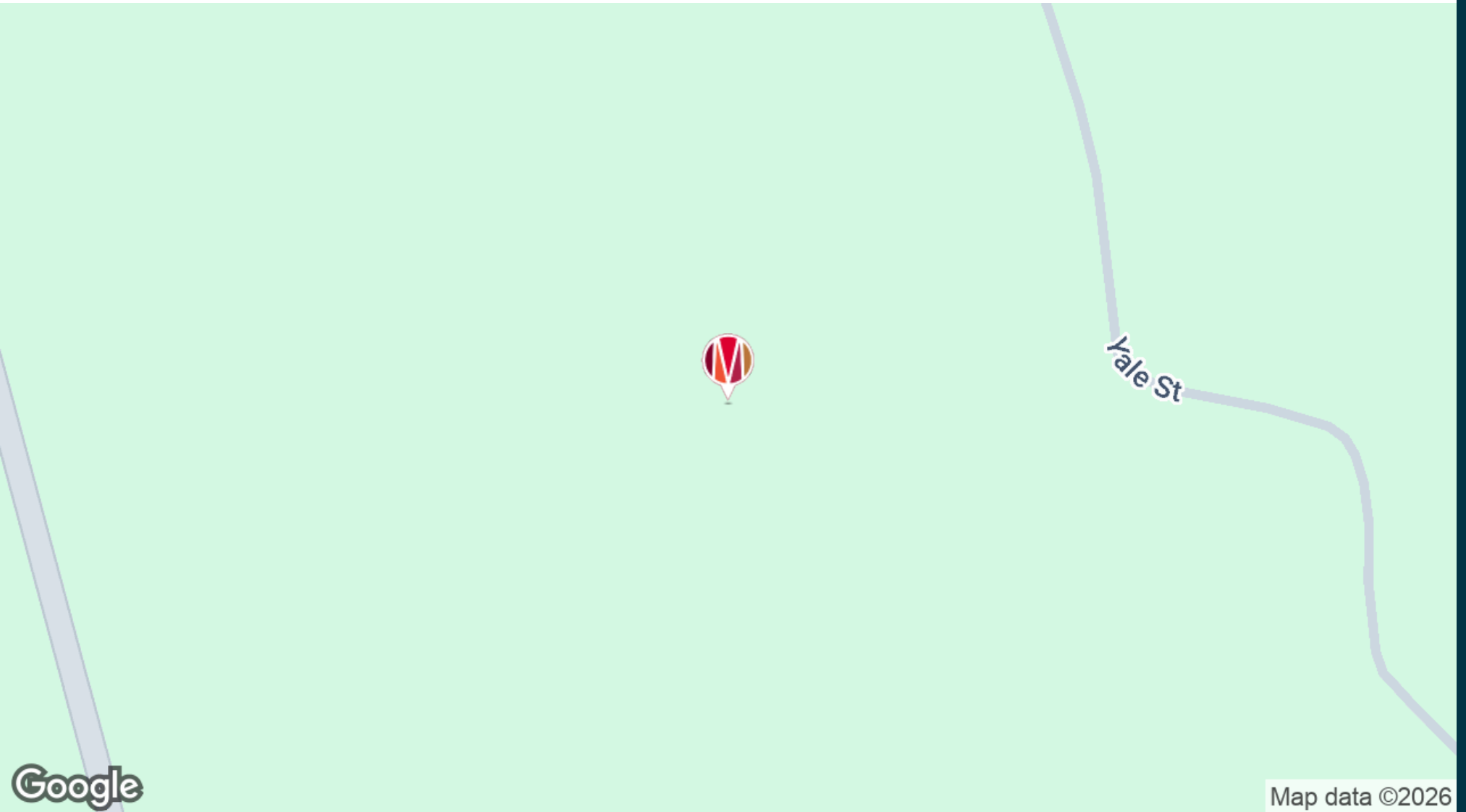
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP

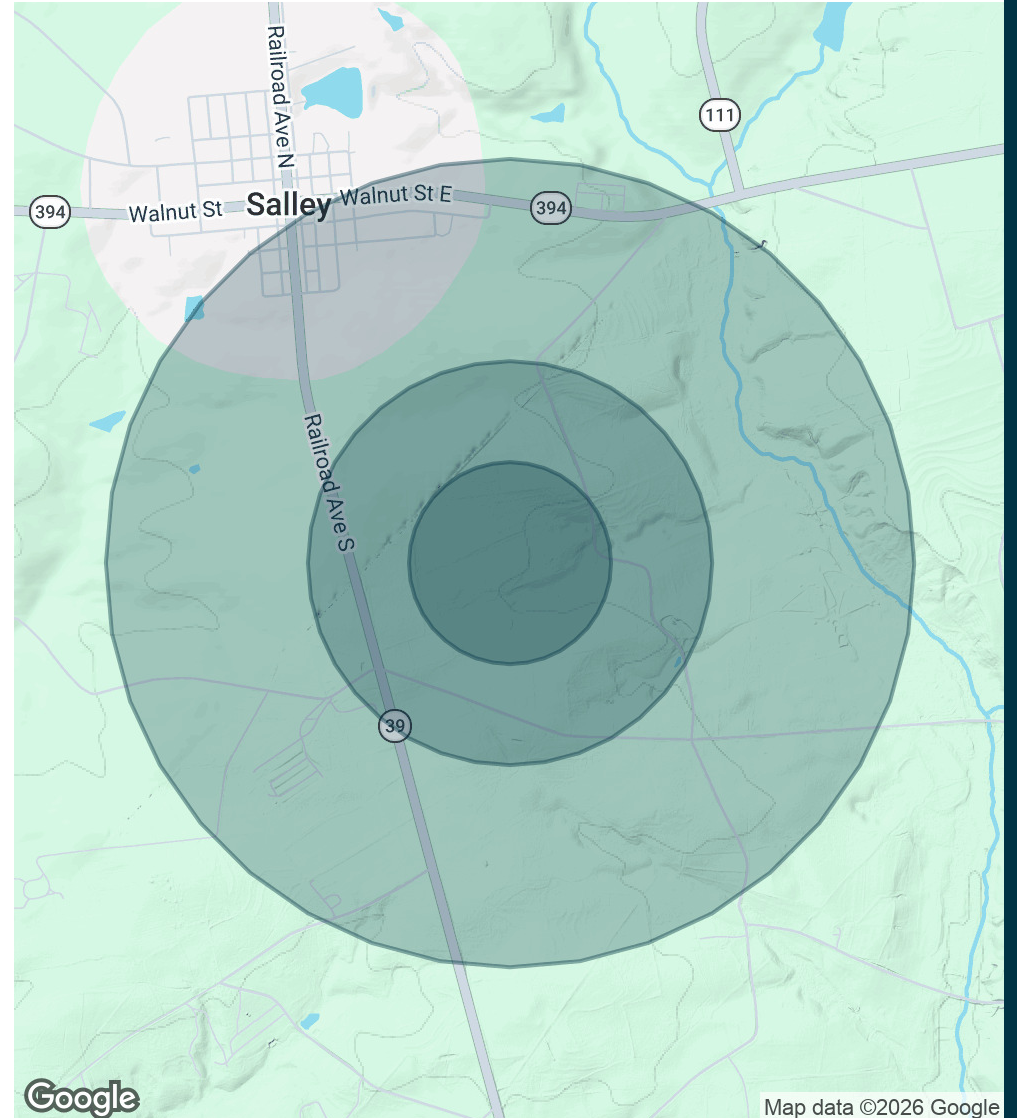


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4	18	75
Average Age	37.4	33.2	32.4
Average Age (Male)	38.9	34.6	34.2
Average Age (Female)	37.3	33.1	32.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1	7	28
# of Persons per HH	4.0	2.6	2.7
Average HH Income	\$93,987	\$53,707	\$55,489
Average House Value	\$143,355	\$95,570	\$106,699

2023 American Community Survey (ACS)



TEAM PAGE

CURT HANNA



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PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.