

# Flat Rock Road Tract

1515 Flat Rock Road, Starr, SC



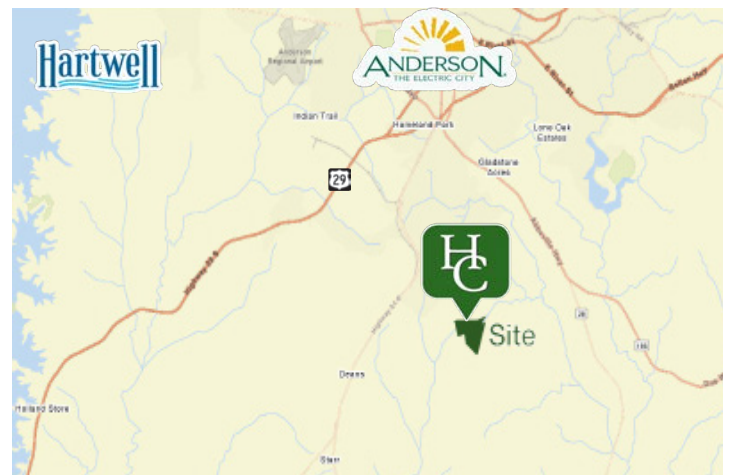
**SALES PRICE: \$2,466,806**



**Flat Rock Road**

## Property Features

- Anderson County TM#: P/O 1540001002 & 1540001016
- ±190.34 acres located just 6.8 miles from downtown Anderson
- ±1,350' of frontage along Flat Rock Road, with ±130' on Thompson Road
- ±50 minute drive to Greenville, SC
- ±4,000' of frontage along Nesbit Creek
- Beaver swamp fed by natural spring and creek
- ±45 acres of plantation pine
- The remaining acreage consists of mature hardwoods and mixed timber
- Extensive trail system providing easy access throughout the property
- Hunting opportunities for deer, turkey, and waterfowl
- Public water available
- Strong potential for residential, estate lot, or rural development



**John Etheridge**

+1 864 908 9708

[jetheridge@naiearlefurman.com](mailto:jetheridge@naiearlefurman.com)

**Rusty Hamrick**

+1 864 232 9040

[rhamrick@naiearlefurman.com](mailto:rhamrick@naiearlefurman.com)

101 E Washington St

Greenville, SC 29601

[huffcreekproperties.com](http://huffcreekproperties.com)

# Property Description

1515 Flat Rock Road, Starr, SC



Located less than  $\pm 15$  minutes from downtown Anderson, this  $\pm 190.34$  acre tract offers a rare combination of accessibility, recreational opportunity, and development potential. The property features  $\pm 1,350'$  of road frontage along Flat Rock Rd, as well as access via Thompson Rd. It also includes over 4,000' of frontage along Nesbit Creek, providing a natural boundary and water access.

The balance of the property consists of mature hardwoods and mixed timber, with 45 acres recently thinned to a plantation pine stand. An extensive internal trail system provides easy access to the entire property, with numerous deer stands and shooting lanes already in place. With strong potential for residential, estate lot, or rural development, this property presents a unique opportunity to combine investment, recreation, and privacy in a rapidly growing area.

**John Etheridge**

+1 864 908 9708

[jetheridge@naiearlefurman.com](mailto:jetheridge@naiearlefurman.com)

**Rusty Hamrick**

+1 864 232 9040

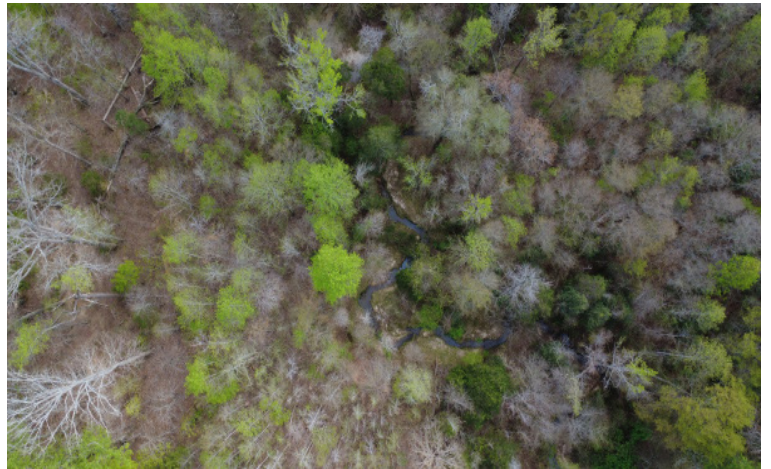
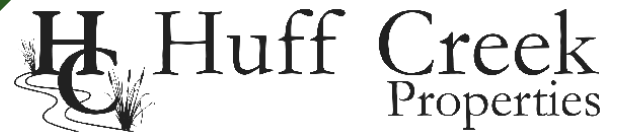
[rhamrick@naiearlefurman.com](mailto:rhamrick@naiearlefurman.com)

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.

The Timber and Recreational Land Division of NAI Earle Furman

# Aerial Photos

1515 Flat Rock Road, Starr, SC



**John Etheridge**

**+1 864 908 9708**

**[jetheridge@naiearlefurman.com](mailto:jetheridge@naiearlefurman.com)**

**Rusty Hamrick**

**+1 864 232 9040**

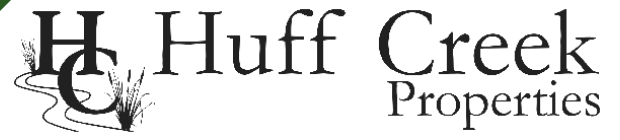
**[rhamrick@naiearlefurman.com](mailto:rhamrick@naiearlefurman.com)**

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.

The Timber and Recreational Land Division of NAI Earle Furman

# Property Photos

1515 Flat Rock Road, Starr, SC



**John Etheridge**

**+1 864 908 9708**

**[jetheridge@naiearlefurman.com](mailto:jetheridge@naiearlefurman.com)**

**Rusty Hamrick**

**+1 864 232 9040**

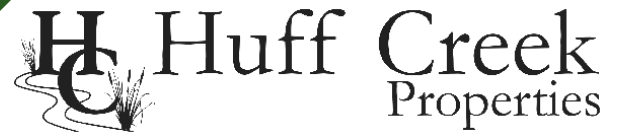
**[rhamrick@naiearlefurman.com](mailto:rhamrick@naiearlefurman.com)**

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.

The Timber and Recreational Land Division of NAI Earle Furman

# Property Photos

1515 Flat Rock Road, Starr, SC



**John Etheridge**

**+1 864 908 9708**

**[jetheridge@naiearlefurman.com](mailto:jetheridge@naiearlefurman.com)**

**Rusty Hamrick**

**+1 864 232 9040**

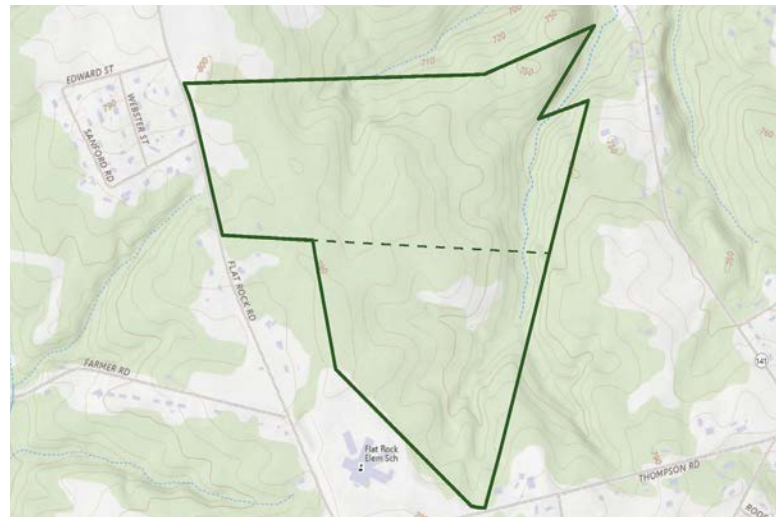
**[rhamrick@naiearlefurman.com](mailto:rhamrick@naiearlefurman.com)**

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.

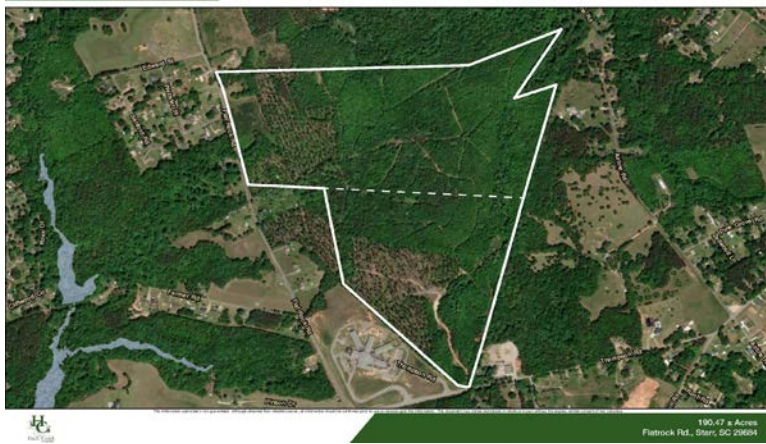
The Timber and Recreational Land Division of NAI Earle Furman

# Map Set

1515 Flat Rock Road, Starr, SC

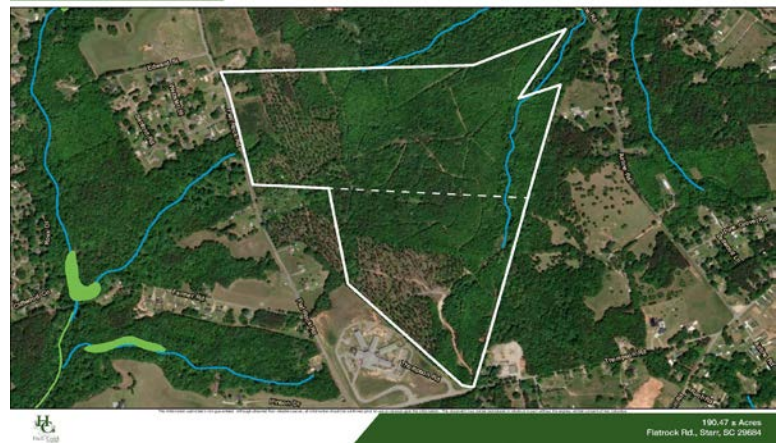


Flood Zones



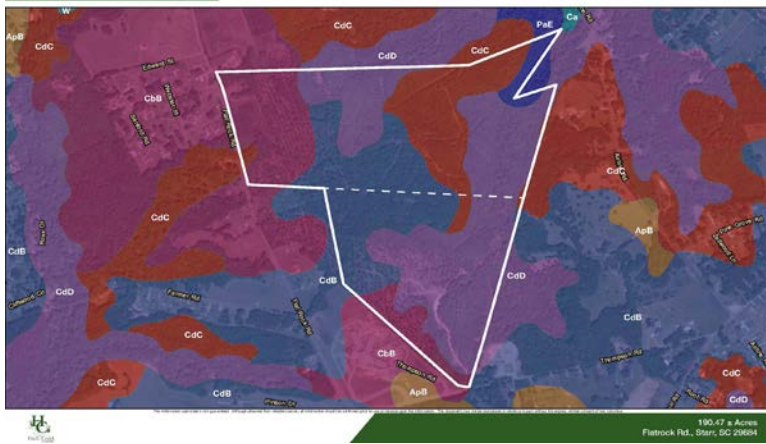
190.47 ± Acres  
Flatrock Rd., Starr, SC 29684

National Wetlands Inventory



190.47 ± Acres  
Flatrock Rd., Starr, SC 29684

Soil Survey



190.47 ± Acres  
Flatrock Rd., Starr, SC 29684

Aerial



190.47 ± Acres  
Flatrock Rd., Starr, SC 29684

**John Etheridge**  
+1 864 908 9708  
jetheridge@naiearlefurman.com

**Rusty Hamrick**  
+1 864 232 9040  
rhamrick@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 Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

The Timber and Recreational Land Division of NAI Earle Furman