COUNTRY CREEK
HOMESITE TRACT A
13.17 +/- Acres
Pickens County, SC
$98,775

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OVERVIEW:
There aren't many properties that come on the market that are as beautiful as this 13+/- acre tract that lies less than 0.5 miles from Table Rock State Park. Nestled among the rolling hills of northern Pickens County, just north of highway 11, this property has a lot to offer for many reasons. Whether you're looking for a place to build a mountain getaway, or simply some property to enjoy recreation during time off, this tract is not one you want to miss. The property is fully wooded and has approximately 650 ft. of road frontage on S. Saluda Road. Black bears, white-tailed deer, and turkeys frequent the property and make this land a great place to hunt. There are many locations on the property that have beautiful views of the mountains and would make great homesites. Don't miss the chance to take advantage of this rare opportunity and own your own land in the mountains of upstate South Carolina. Call today to schedule a private showing!!!

PARCEL #/ID: (Part Of) 5107-00-01-3621
TAXES: (Call Agent for Details)

ADDRESS:
00 South Saluda Road
Cleveland, SC 29635
PROPERTY HIGHLIGHTS:
· 13.17 +/- acres
· Completely wooded with sections of mature hardwoods
· 650 feet of road frontage on S. Saluda Road
· Astonishing mountain views
· Multiple homesites
· 11 miles from Pickens and 20 miles from Greenville
· Within 15 miles of Lakes Jocassee and Keowee
· NO RESTRICTIONS!!!

LEGAL DESCRIPTION:
W/SIDE S. SALUDA RD TR-A PLAT 495/9

LOCATION:
From downtown Pickens, drive north for approximately 10 miles on Hwy 8. Take a left on New Hope Road and proceed 2.6 miles until you arrive at a stop sign at Hwy 11. Drive directly across Hwy 11 and proceed on S Saluda Road for approximately 0.1 miles. Property will be on the left.

VIEW FULL LISTING:
www.nationalland.com/viewlisting.php?listingid=1386173
Country Creek Homesite Tract A
Pickens County, SC
13.17 +/- Acres

All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.
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Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee’s brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic customer services, or through client-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a customer or a client.

You Are a Customer of the Brokerage Firm

South Carolina license law defines customers as buyers or sellers who choose NOT to establish an agency relationship. The law requires real estate licensees to perform the following basic duties when dealing with any real estate buyer or seller as customers: present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, provide limited confidentiality, and disclose “material adverse facts” about the property or the transaction which are within the licensee’s knowledge.

Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a “customer” of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest.

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

Transaction Brokerage

A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40-57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

You Can Become a Client of the Brokerage Firm

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A seller becomes a client of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A buyer becomes a client of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

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You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.

• You can choose to hire the brokerage firm for representation through a written agency agreement.

• If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Remember, however that until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

The choice of services belongs to you – the South Carolina real estate consumer.