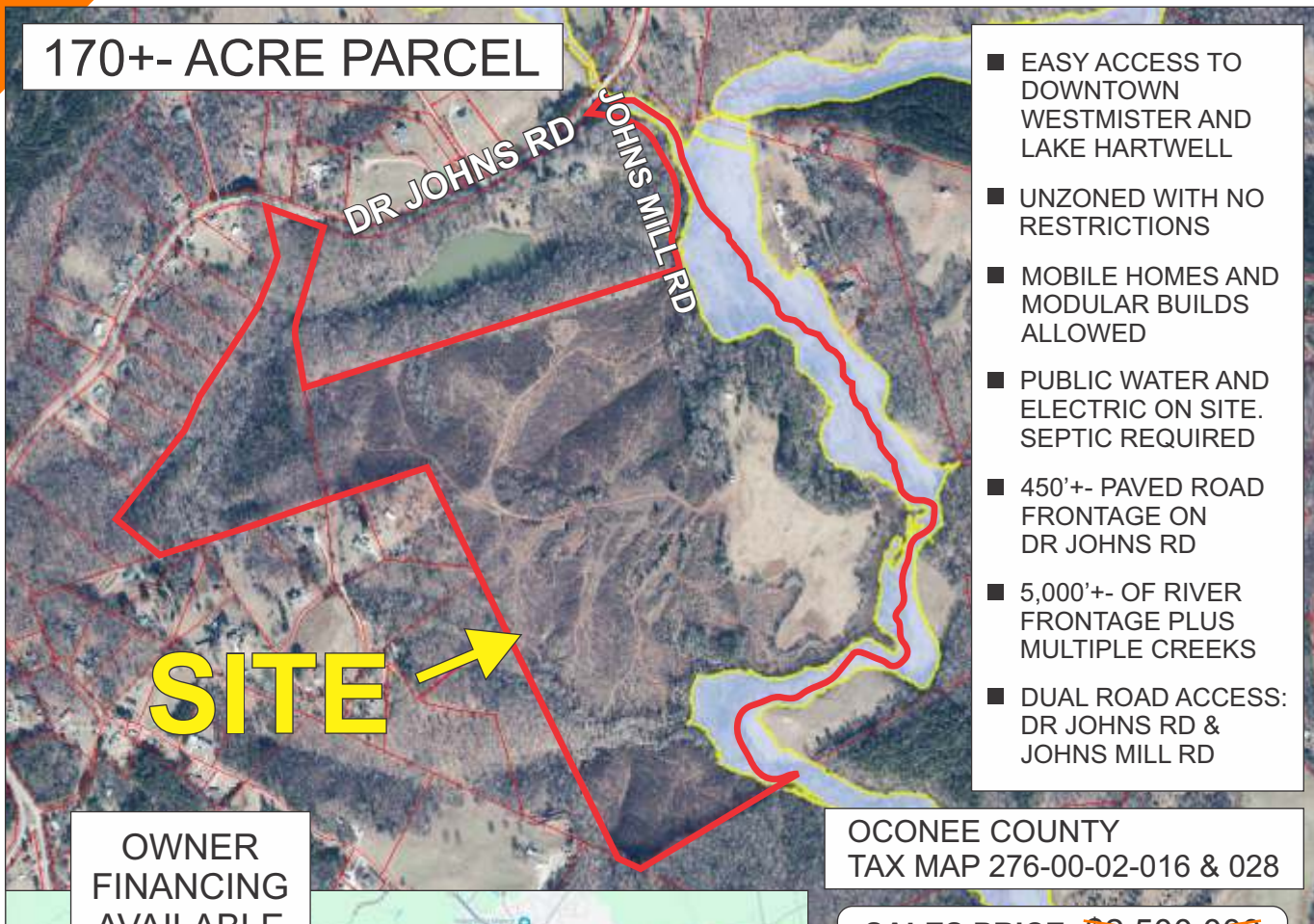


LAND FOR SALE

★ WILLING TO SUBDIVIDE ★

199 JOHNS MILL ROAD, WESTMINSTER

170+- ACRE PARCEL



- EASY ACCESS TO DOWNTOWN WESTMINSTER AND LAKE HARTWELL
- UNZONED WITH NO RESTRICTIONS
- MOBILE HOMES AND MODULAR BUILDS ALLOWED
- PUBLIC WATER AND ELECTRIC ON SITE. SEPTIC REQUIRED
- 450'+- PAVED ROAD FRONTAGE ON DR JOHNS RD
- 5,000'+- OF RIVER FRONTAGE PLUS MULTIPLE CREEKS
- DUAL ROAD ACCESS: DR JOHNS RD & JOHNS MILL RD

OWNER
FINANCING
AVAILABLE

OCONEE COUNTY
TAX MAP 276-00-02-016 & 028

SALES PRICE: ~~\$2,500,000~~
REDUCED TO ~~\$2,000,000~~

FOR MORE INFORMATION CONTACT
MICHAEL WOOD AT 864-325-1501
mwood@langston-black.com

Langston Black
REAL ESTATE, INC.

P.O. BOX 2167
GREER, S.C. 29652
BUS: 864-848-9070

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www.langston-black.com





- 2.8 MILES FROM LAKE HARTWELL
- 3 MILES FROM DOWNTOWN WESTMINSTER
- MINUTES FROM SUMTER NATIONAL FOREST, CHAU RAM PARK AND US HWY 123

DR JOHNS RD
JOHNS MILL RD

SITE

Situated in the scenic foothills of the Blue Ridge Mountains, this 170± acre property lies just 3 miles from downtown Westminster and within minutes of Lake Hartwell, a 56,000-acre lake known for boating and fishing. The surrounding area features outdoor recreation, national forest access, and light rural development with excellent privacy. US Hwy 123 is only 1 mile away, offering easy access to Clemson, Seneca, and the greater Upstate SC region.