

# For Sale

## Joes Trail

Monetta, SC 29105

Land | ±46.96 Acres

Ideally suited for  
Agriculture, Recreation or  
Residential

- ±46.96 acres with option for subdivision
- Wide range of usage options including agriculture, residential and recreation
- Property includes a mix of wooded areas, open areas and tillable field
- Approximately 19 acres of tillable field

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# Property Overview

## Joes Trail | Monetta, SC

### Property Summary

This expansive  $\pm 46.96$ -acre property in Monetta, SC features a beautiful blend of open areas, mature wooded acreage and approximately 19 acres of tillable field, offering both privacy and versatility. With ample space and option to subdivide, this vacant land is well-suited to a variety of future uses including for horses and pastures. Modern survey available upon request.

Conveniently located near the revitalized Town Square in Ridge Spring, The Big Mo Drive-In Movie Theatre in Monetta and Shealy's BBQ in Batesburg-Leesville the property offers an ideal balance of rural tranquility, small town charm and access to everyday amenities.



Minutes from Monetta  
and downtown  
Batesburg-Leesville



Flexible usage  
options creating  
endless possibilities



Portion of the parcel  
currently used as  
tillable acreage

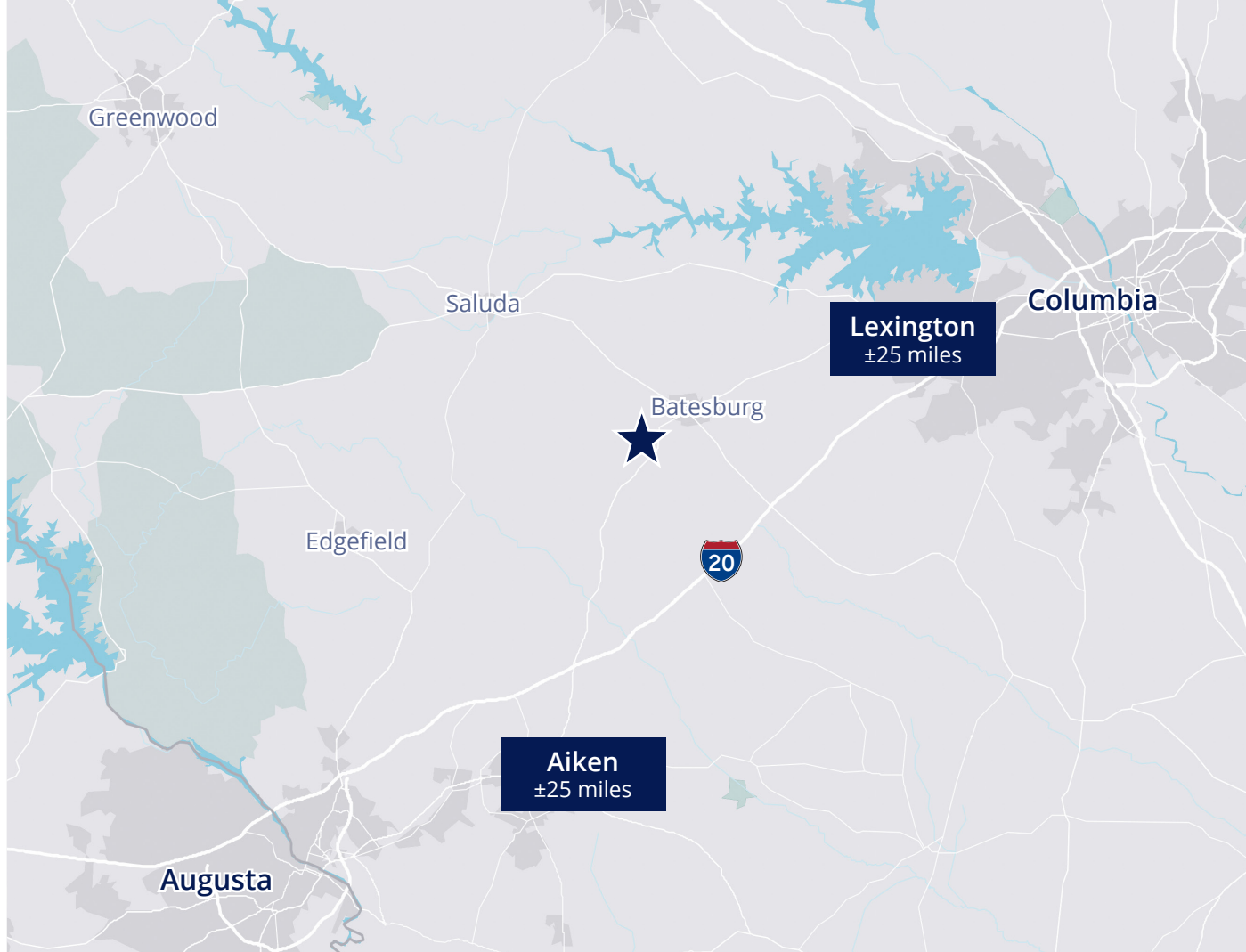
### Key Specifications

|         |                                   |
|---------|-----------------------------------|
| Address | Joes Trail, Monetta, SC 29105     |
| TMS     | #179-00-00-029 (Saluda County)    |
| Acreage | $\pm 46.96$ (option to subdivide) |
| Zoning  | Rural                             |





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