

Nimmons Bridge Rd

\$599,000

Salem, SC 29376



Lot Size: 61.00 Acre
Listing #: 39053-75877
County: Oconee

Acreage For Sale in Oconee County

This **61± acre** parcel of prime recreational land in Oconee County, SC, offers an incredible opportunity for outdoor enthusiasts and those looking to build their dream home. The property consists of three contiguous parcels, newly subdivided from a larger tract, with one parcel already cleared and ready for construction with a completed perc test. **Situated just off Scenic Hwy 11** near Fall Creek Landing and Nimmons Bridge Road, it offers easy access to both Lake Keowee and Lake Jocassee, as well as proximity to Clemson, Seneca, and the Georgia/NC mountains. With over 500LF of road frontage, this land also presents excellent investment potential. Outdoor lovers will appreciate the **abundant wildlife**, ideal for hunting and recreation, and the close proximity to the Jocassee Gorge Recreation area. The seller is motivated—don't miss out on this rare opportunity!

Additional Features:

- **61± Acres** of mostly level land, ideal for outdoor activities and home building
- **Ready to Build:** Perc test completed on one parcel for easy construction
- **Prime Location:** Close to Lake Keowee, Lake Jocassee, Clemson, and Seneca
- **Scenic Views:** Surrounded by mountain vistas, perfect for a dream home
- **Investment Potential:** Option to subdivide or sell smaller parcels
- **Outdoor Enthusiast's Dream:** Ideal for hunting, hiking, and nature exploration

Key Features

- Great Road Frontage
- On main road
- Perc for Home
- Wildlife Galore
- Close to Lakes
- Close to Mountains

Explore Prime Hunting & Home-Building Land in South Carolina

Living in Salem, South Carolina, offers a peaceful, nature-filled lifestyle with plenty of outdoor activities and scenic beauty. Nestled between [Lake Keowee](#) and [Lake Jocassee](#), residents can enjoy boating, fishing, and hiking, while nearby attractions like the Jocassee Gorge provide breathtaking views and trails to explore. The town's rural charm is complemented by its proximity to [Clemson University](#) and the nearby town of Seneca, offering access to shopping, dining, and cultural events. Salem is perfect for those who love outdoor recreation, whether it's fishing, hunting,

or hiking, while also enjoying a slower pace of life with the convenience of larger communities just a short drive away. It's an ideal spot for anyone looking to blend natural beauty, quiet living, and small-town Southern charm.

Call Broker, Stephen Garland, For More Information

For more information about this property, contact Stephen Garland
590-8199



Stephen Garland

upstatepropertysales@gmail.com

Office:(864) 590-8199

Cell:(864) 590-8199

13 Hammond Rd., Lyman, South Carolina 29365 | www.upstatepropertysales.com