



**PRESENT USE:** Residential Building Lot, Horses & Other, Pasture  
**BEST USE:** Residential, Grazing  
**TOPOGRAPHY:** Nearly Level, Grass/Pasture  
**BUILDINGS ON PROPERTY:** Other-See Remarks  
**APX TOTAL ACREAGE:** 45  
**APX HEATED SQFT:** 0

**TOWN/SUBDIVISION:** AIKEN  
**AIKEN (CITY/COUNTY):**  
**AREA:** Aiken, SW  
**COUNTY:** Aiken  
**ELEMENTARY SCHOOL:** REDCLIFFE  
**MIDDLE SCHOOL:** JACKSON  
**HIGH SCHOOL:** SILVER BLUFF  
**ZONING:**

**APX ACREAGE RANGE:** 26.0-50.99  
**APX TOTAL WOODED ACRES:** 0

**5+ ACRES:** Y  
**APX TOTAL FARM ACRES:** 0

**APX TOTAL CLEARED ACRES:** 0  
**APX TOTAL PASTURE ACRES:** 0

**ADDITIONAL ACRES:**  
**LAKES:** 0  
**CROP ALLOTMENTS:**  
**TIMBER:** Other-See Remarks  
**MANUFACTURED HOMES ALLOWED:** U  
**BUILDINGS:**  
**LOT SIZE:**  
**LEGAL DESCRIPTION:** /

**\$/ACRE:** 0  
**PONDS:** 0  
**CROPS:** Other-See Remarks  
**HORSES:** Allowed  
**MAIN ROAD FRONTAGE:**  
**SOURCE SQFT:**  
**GREEN FEATURES:**  
**TAX PARCEL:** /

**UTILITIES:** Public Water, Electricity  
**OTHER IMPROVEMENTS:** Other-See Remarks  
**AMENITIES:** Other-See Remarks

**REMARKS:** THESE 45 ACRES ARE LEVEL AND PERFECT FOR A HOMESITE! WOULD BE GREAT FOR HORSES WITH PLENTY OF ROOM FOR A LARGE PASTURE AND BARN! CALL US TODAY AND LET US HELP YOU BUILD YOUR DREAM HOME!

**DIRECTIONS:** Silver bluff to 278, cross 278 to Atomic Rd. (Hwy 125) make left, property is on right just across from Red Cliff Elementary School.

Information Herein Deemed Reliable but Not Guaranteed



SHANNONR.COM  
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**LOCATION MAP**

1" = 2000'

GIS 057-00-03-001  
TPN 00-088-0-01-001  
% FRANK J BOYD %

GIS 056-19-01-006  
TPN 00-088-0-01-079  
% FRANK J BOYD %

% TRACT A %  
GIS 056-20-04-003 P/O

**44.49 ACRES**

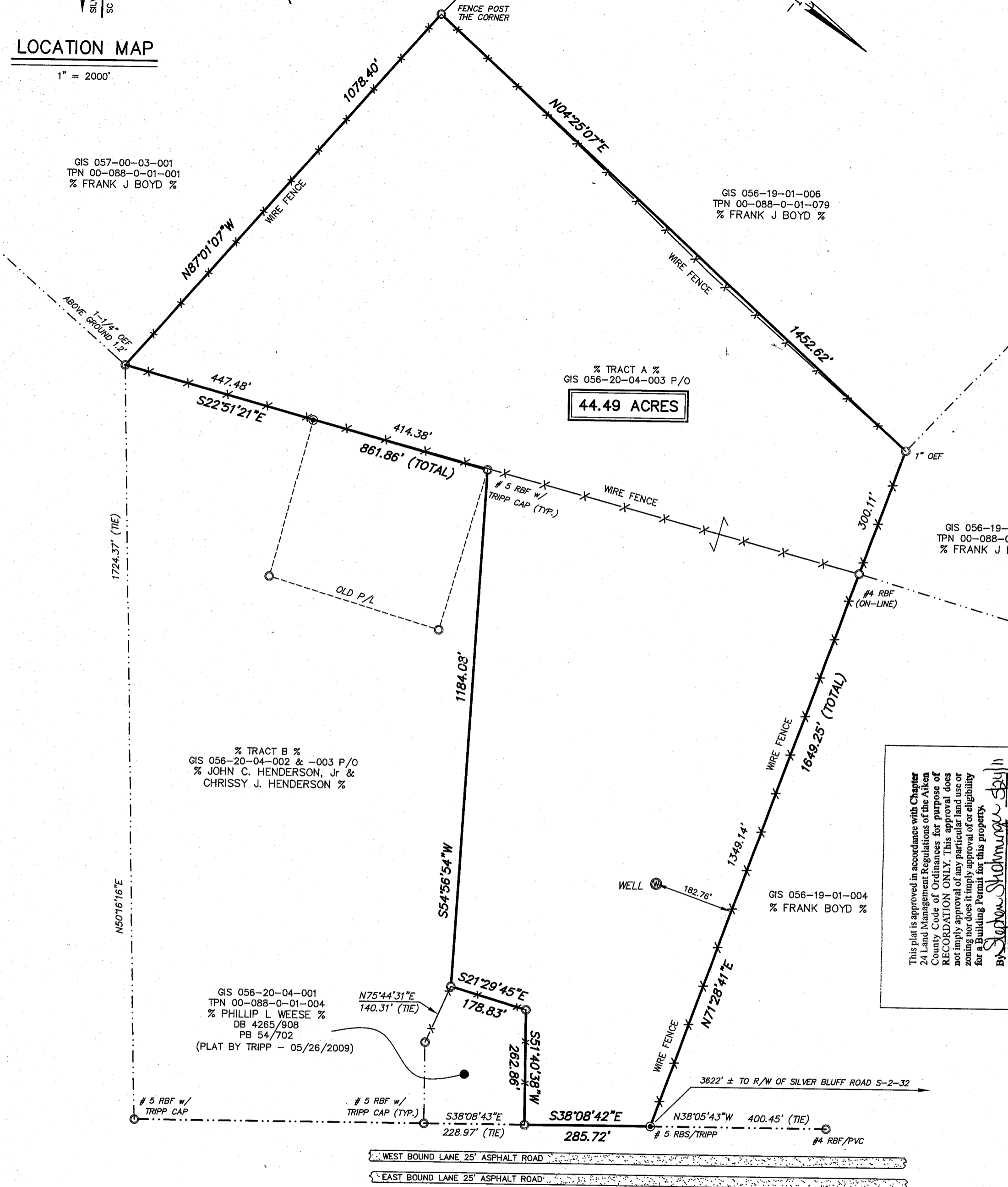
% TRACT B %  
GIS 056-20-04-002 & -003 P/O  
% JOHN C. HENDERSON, Jr &  
CHRISSEY J. HENDERSON %

GIS 056-20-04-001  
TPN 00-088-0-01-004  
% PHILLIP L WEESE %  
DB 4265/908  
PB 54/702  
(PLAT BY TRIPP - 05/26/2009)

GIS 056-19-01-004  
% FRANK BOYD %

This plat is approved in accordance with Chapter 24 Land Management Regulations of the Aiken County Code of Ordinances for purpose of RECORDATION ONLY. This approval does not imply approval of any particular land use or zoning nor does it imply approval of eligibility for a Building Permit for this property.

*By Stephen Shohminger 5/24/11*



(S.C. HWY. #125) ATOMIC ROAD 200'R/W

COMPLETED: MARCH 30, 2011.  
REQUESTED BY: JOHN HENDERSON  
CURRENTLY ZONED: R.U.D  
BACKS FOR THIS PROPERTY ARE:  
SIDE 10' & REAR 20'

**REFERENCES:**

PB 51/203, 54/702, 48/68