



\$465,000

## 791 LANGFORD ROAD

<https://vizorealty.com>

Rare opportunity to own nearly 16 acres of private, wooded land with a fishing pond just 2 miles from downtown Blythewood and Blythewood High School! Zoned HM: Low density residential development. With no restrictions, this versatile property offers endless possibilities, whether you're looking to build your dream home, establish a private retreat, or explore investment opportunities in this rapidly growing market. The land features gentle slopes, a beautifully wooded landscape, and paved road frontage along Langford Road for easy access. A septic tank permit is already on file, streamlining the process for future development. With Scout Motors bringing new growth and economic opportunities to the area, this location is perfectly positioned for appreciation. Enjoy the peace and privacy of rural living while remaining minutes from shopping, dining, and top-rated Richland 2 schools. Whether you envision a homestead, a recreational escape, or a potential development site, this unique acreage offers the space and flexibility to bring your vision to life. Don't miss out on this rare Blythewood opportunity; schedule your showing today! Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- Acreage
- LOTS AND ACREAGE
- ACTIVE



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## Basics

**Date added:** Added 11 hours ago

**Category:** LOTS AND ACREAGE

**Status:** ACTIVE

**MLS ID:** 601046

**Price Per Acre:** \$29,981

**Listing Date:** 2025-01-29

**Type:** Acreage

**Lot size, acres:** **15.51** acres

**TMS:** 20600-01-21

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## Building Details

**Water:** Available

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## Amenities & Features

**Water Frontage:** Private Pond

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## HOA Info

**HOA:** N

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## School Info

**School District:** Richland Two

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## Listing Courtesy Of

**Listing Office:** Yip Premier Real Estate LLC

**Listing Agent:** Karen, Yip

