

2020 - Second Edition

HUFF CREEK PROPERTIES *Newsletter*

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THE TIMBER AND RECREATIONAL LAND DIVISION OF

NAI Earle Furman



SECRETARY PERDUE STATEMENT ON USMCA SIGNING

U.S. DEPARTMENT OF AGRICULTURE

U.S. Secretary of Agriculture Sonny Perdue issued the following statement after President Donald J. Trump signed the U.S.-Mexico-Canada Agreement (USMCA).

“Today is a good day for American agriculture. Throughout this process, there were many detractors who said it couldn’t be done. But this is further proof that President Trump’s trade negotiation strategy is working. This agreement shows the rest of the world the United States is open for business. USMCA is critical for America’s farmers and ranchers, who will now have even more market access to our neighbors to the north and the south. I am excited to see the economic benefits of this agreement increase the prosperity of all Americans, especially those living in rural America,” said Secretary Perdue.

Background

USMCA will advance United States agricultural interests in two of the most important markets for American farmers, ranchers, and agri-businesses. This high-standard agreement builds upon our

existing markets to expand United States food and agricultural exports and support food processing and rural jobs.

Canada and Mexico are our first and second largest export markets for United States food and agricultural products, totaling more than \$39.7 billion food and agricultural exports in 2018. These exports support more than 325,000 American jobs.

All food and agricultural products that have zero tariffs under the North American Free Trade Agreement (NAFTA) will remain at zero tariffs. Since the original NAFTA did not eliminate all tariffs on agricultural trade between the United States and Canada, the USMCA will create new market access opportunities for United States exports to Canada of dairy, poultry, and eggs, and in exchange the United States will provide new access to Canada for some dairy, peanut, and a limited amount of sugar and sugar-containing products.

Earlier this year, nearly 1,000 American food and agriculture associations and companies announced their support for USMCA and the National

Association of State Departments of Agriculture signed a letter to Congressional leadership urging them to ratify USMCA.

In September, all former U.S. Secretaries of Agriculture since President Reagan's Administration announced support for USMCA. In a letter to Congressional leaders (PDF, 86.0 KB), former Secretaries John Block (Reagan), Mike Espy (Clinton), Dan Glickman (Clinton), Ann Veneman (W. Bush), Mike Johanns (W. Bush), Ed Shafer (W. Bush), and Tom Vilsack (Obama) underscored the importance of passing USMCA saying, "We need a strong and reliable trade deal with our top two customers for U.S. agriculture products. USMCA will provide certainty in the North American market for the U.S. farm sector and rural economy. We strongly support ratification of USMCA."

Key Provision: Increasing Dairy Market Access

America's dairy farmers will have expanded market opportunities in Canada for a wide variety of dairy products. Canada agreed to eliminate the unfair Class 6 and 7 milk pricing programs that allowed their farmers to undersell U.S. producers.

Key Provision: Biotechnology

For the first time, the agreement specifically addresses agricultural biotechnology – including new technologies such as gene editing – to support innovation and reduce trade-distorting policies.

Key Provision: Geographical Indications

The agreement institutes a more rigorous process for establishing geographical indicators and lays out additional factors to be considered in determining whether a term is a common name.

Key Provision: Sanitary/Phytosanitary Measures

The three countries agree to strengthen disciplines for science-based measures that protect human, animal, and plant health while improving the flow of trade.

Key Provision: Poultry and Eggs

U.S. poultry producers will have expanded access to Canada for chicken, turkey, and eggs.

Key Provision: Wheat

Canada agrees to terminate its discriminatory wheat grading system, enabling U.S. growers to be more competitive.

Key Provision: Wine and Spirits

The three countries agree to avoid technical barriers to trade through non-discrimination and transparency regarding sale, distribution, labeling, and certification of wine and distilled spirits.

Washington, D.C. | January 29, 2020

www.usda.gov/media/press-releases/2020/01/29/secretary-perdue-statement-usmca-signing



April 13 Winds and Tornadoes Caused More Than \$4 million in Timber Damage

The South Carolina Forestry Commission | May 6, 2020

The South Carolina Forestry Commission estimates the damage to the state's timber resources from strong winds and at least 25 confirmed tornadoes April 13 tops \$4 million. Seven teams of foresters conducted tornado storm damage surveys covering nearly 64,000 acres, surveying plots along tornado paths to assess the damage to the forest resource. The crews found that over 42,000 acres experienced some amount of timber damage; however, SCFC officials estimate that fewer than 4,300 acres received significant damage and will have to be reforested. The hardest-hit counties were Hampton, Oconee, Orangeburg, Colleton, Berkeley, Marlboro, Greenville, and Aiken. Although 13 counties sustained damage, these eight accounted for more than 95 percent of the timber losses.

"From a statewide perspective, \$4 million in timber damage represents far less than one percent of the state's total timber value," said State Forester Scott Phillips. "But for those landowners who were adversely affected, the damage has a very real negative impact. So our focus right now is providing technical expertise to individual landowners and helping them access any federal financial assistance that will be available."

Some landowners may also qualify for the Emergency Conservation Program, which can provide additional help with recovery from storm damage. Please visit www.fsa.usda.gov/programs-and-services/conservation-programs/emergencyconservation/index for more information.

Duck Poppers

Ingredients

- 10 Jalapeno peppers
- 10 Slices of bacon, cut in half
- 8oz Package of cream cheese
- 1lb duck breast
- ½ Cup apple cider vinegar
- ½ Cup apple juice
- ¼ Cup lemon juice
- 2 Tbsp salt
- 1 Cup brown sugar
- 1 Jar White House apple butter Old Fashioned

Directions

1. Mix ½ cup apple cider Vinegar, ½ cup apple juice, ¼ cup lemon juice, & 2 Tbsp of Salt
2. Cut duck breast into 1 inch slices and place duck in a bowl with citrus marinade overnight
3. Preheat oven to 400 degrees
4. Precook the bacon for about 7-10 minutes in the oven before until light in color and pliable before wrapping it around the duck strips
5. Cut the jalapenos in half and scoop out seeds and ribs
6. Fill jalapeno halves with cream cheese and place a duck slice on top
7. Wrap each jalapeno with bacon halves
8. Sprinkle Brown Sugar on top of your wrapped popper
9. Bake for 20 to 30 minutes or until bacon reaches desired crispiness
10. Finish with small dollop of apple butter prior 3-5 minutes before removing





A FEW OF OUR NEW LISTINGS

BEVERDAM CREEK FARM - A | ±178 Acres
166 Fort Wagner Rd, Blair, SC 29015



- Asking Price: \$3,300/acre
- Two large fields consisting of ±16 acres in current crop production
- Over 1 mile of creeks run through the interior of the property (Beaver Creek and Reedy Branch which converge in the SW corner of the property)
- The bulk of the property consists of large, beautiful stands of mature upland hardwood, un-thinned loblolly pine stands, and broad bottom areas with a great contrast of aesthetic clearings and dense thickets

BEVERDAM CREEK FARM - B | ±167 Acres
166 Fort Wagner Rd, Blair, SC 29015



- Asking Price: \$3,300/acre
- Two large fields consisting of ±34 acres in current crop production one of which is ±25 acres and offers tremendous potential for a large dove field
- The bulk of the property consists of a very even combination of large, beautiful stands of mature upland hardwood, unthinned loblolly pine stands, and broad bottom areas with a great contrast of aesthetic clearings and dense thickets
- Excellent topography offers unlimited home sites with beautiful views of the rolling fields

PINE HILLS RESERVE | ±221 Acres
1825 Union Highway, Enoree, SC 29335



- Asking Price: \$1,250,000
- .78 Miles off of Exit 44 on I-26
- 30 Minutes from downtown Spartanburg and 47 minutes from downtown Greenville
- 194 Acres of 20 year old planted timber
- 4 Bed/3 Bath 2,640 SF house with a two car attached garage and a four car detached garage/shop
- Deer, turkey, waterfowl, bass, and release quail opportunities

HERMAN ROAD TRACT | ± 118 Acres
Herman Road, Laurens, SC 29360



- Asking Price: \$1,250,000
- HWY 14 Access - Existing Private Rail Crossing
- Excellent upland pasture with several old stands of hardwoods
- Located less than two miles from downtown Laurens
- Water and power available
- Borders shared with HWY 14 & CPD Railway



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JULY 2020 MARKET REPORT

COVID-19 has impacted the rural land market in many ways over the past few months. Increasing land sales are a direct result of recent quarantine measures and an overall buyer attitude that land is a safe investment during these turbulent times. An uptick of hunting and fishing licenses can also be attributed to social distancing practices as a higher percentage of the population continues to participate in these outdoor recreational activities. Hunter numbers and harvest reports for the upcoming fall season are likely to reach all-time highs given the lingering effects of the pandemic.

Periods of pandemics and civil unrest are aspects of societies that, based on history, are inevitable byproducts of human civilization. Normal, everyday life came to a screeching halt for most Americans earlier this year and as the end of summer approaches, these uncertain times remain. The current social climate in our country has undoubtedly highlighted the importance and value of having access to rural land as places of respite and security as well as sources of basic needs. Therefore, demand for rural acreage has surged and this market trend should parallel the length of COVID-19.

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6 Offices in North & South Carolina

160+ Brokers & Staff

NAI Earle Furman is a leading full service commercial real estate brokerage firm specializing in the office, industrial, investment, land, retail, and multifamily sectors



SAMPLING OF OUR CURRENT AVAILABILITIES

Horse Creek Tract



- **±150 Acres**
- Honea Path, SC
- Greenville/Laurens Counties
- Excellent hunting and timber investment opportunities
- 3/4 mile of frontage on Horse Creek with beautiful hardwood creek bottoms
- Price: \$5,500/acre

Lake Blalock Tract



- **±201 Acres**
- Chesnee, SC
- Spartanburg County
- Located in a beautiful, secluded cove at the upper end of the lake and has been approved for two dock permits
- Price Reduced: \$8,209/acre

Beaver Creek Farm



- **±350 Acres**
- Blair, SC
- Fairfield County
- Excellent topography offers unlimited home sites with beautiful views of the rolling fields on the property
- Price: \$3,300/acre

Table Rock Road Tract



- **±13.8 Acres**
- Cleveland, SC
- Greenville County
- ±750 ft. of frontage on Table Rock Road
- Maximum elevation of 1,224' with hardwoods and home sites at the higher elevations
- Price: \$15,000/acre

Garrison Road Farm



- **±45.83 Acres**
- Anderson, SC
- Anderson County
- ±20 Acres of fields in current cultivation
- ±23 Acres of Hardwoods
- 2 Acre pond
- Excellent home sites
- Price: \$13,750/acre

Calhoun Falls Big Lake Tract



- **±52 Acres**
- Calhoun Falls, SC
- 15 acre lake
- Private pond access
- Property consists of mature pines and hardwoods
- Established trail system and potential build sites
- Price: \$265,000

Saluda Mountains Passage



- **±21 Acres**
- Saluda, NC
- Excellent potential for a private estate or single family mountain home
- Maximum elevation of 2,070
- Located next to Greenville County Watershed
- Price: \$11,643/acre

Cedar Falls Farm



- **±35 Acres**
- Fountain Inn, SC
- Greenville County
- 3 Acre private pond
- Property consists of mature pines and hardwoods
- Established trail system
- Excellent home sites
- Price: \$15,250/acre



**FEATURED
PROPERTY**

FORK SHOALS FARM *Simpsonville, South Carolina*

The incredibly desirable features of this southern Greenville County farm are truly exceptional but they may take a back seat to its highly appealing location. Approximately sixty-five acres of sectional pastures surround very large stands of mature hardwoods and five different ponds with a gentle slope towards the Reedy River frontage (± 1.5 miles) that serves as the eastern boundary line. The property is located at the intersection of SC Highway 418 and Fork Shoals Road just minutes from all of the amenities offered in Simpsonville (I-385 access, Publix, Target, Wal-Mart/Lowes/Home Depot, Heritage Park Amphitheater, and a Prisma Health facility to name a few). Also worth mention: the southern edge of downtown Greenville (i.e. the Greenville Memorial Hospital Campus) is a twenty minute commute. The Fork Shoals Farm checks all the use boxes for large acreage, semi-rural property which include excellent hunting, fishing, recreation, farming, investment, & development and the chance to purchase a tract with this much upside is a once in a lifetime opportunity.

- Asking price: \$3,750,000
- ± 294.45 Acres
- ± 1.5 miles of Reedy River frontage
- $\pm 1,350$ ft. of frontage on SC Highway 418 & ± 2450 ft. of frontage on Fork Shoals Road
- Five stocked ponds with the two largest measuring 4 and 8.5 acres (the smaller 3 are each 1-1.5 acres)
- ± 65 Acres of pastures currently used for hay production
- The majority of the bulk of the acreage consists of mature hardwood stands and also includes a large privet thicket along the river, pine stands in several different age classes, and several wetland/swamp areas
- Gently rolling topography
- Excellent wildlife populations including doves, deer, ducks, and turkeys
- ± 20 Minutes from downtown Greenville



HUFF CREEK PROPERTIES

PRICE REDUCED



OLD BALLENGER MILL ROAD RETREAT

(±47.6 ACRES) \$540,000

*Old Ballenger Mill Road
Landrum, SC 29356*



LAKE RUSSELL FARM

(±207.83 ACRES) \$3,825/ACRE

*830 Mill Creek Road
Iva, SC 29655*



LITTLE THICKETTY CREEK

(±128.5 ACRES) \$6,965/ACRE

*3216 Old Georgia Highway
Gaffney, SC 29340*



HABERSHAM COUNTY TIMBER TRACT

(±151.83 ACRES) \$5,262/ACRE

*116 Twin River Orchard Rd
Demorest, GA 30535*

UNDER CONTRACT



SALUDA RIVER HERITAGE TRACT

(±128 ACRES)

Easley, SC 29640



ROCKBROOK FARM

(±90 ACRES)

Mebane, NC 27302



EASLEY HOMESTEAD & HORSE FARM

(±38.3 ACRES)

Easley, SC 29640

SOLD!



LEE BRANCH FARM

(±336 ACRES)

Walhalla, SC



SALUDA RIVER DEVELOPMENT TRACT

(±27.79 ACRES)

Piedmont, SC



MCABEE ROAD

(±16.42 ACRES)

Roebuck, SC



TRAVELERS REST HORSE FARM

(±37 ACRES)

Greenville, SC

ORGANIZATIONS WE SUPPORT





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Greenville, South Carolina 29601
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