

2019 - Third Edition

# HUFF CREEK PROPERTIES *Newsletter*

Featured Article: The Famous, Yet Infamous, Dark Corner pages 1-2

News & Recipes page 3

New Listings page 4

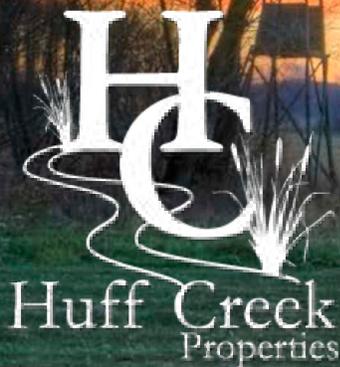
Our Sponsors pages 5-6

Current Availabilities page 7

Featured Property page 8

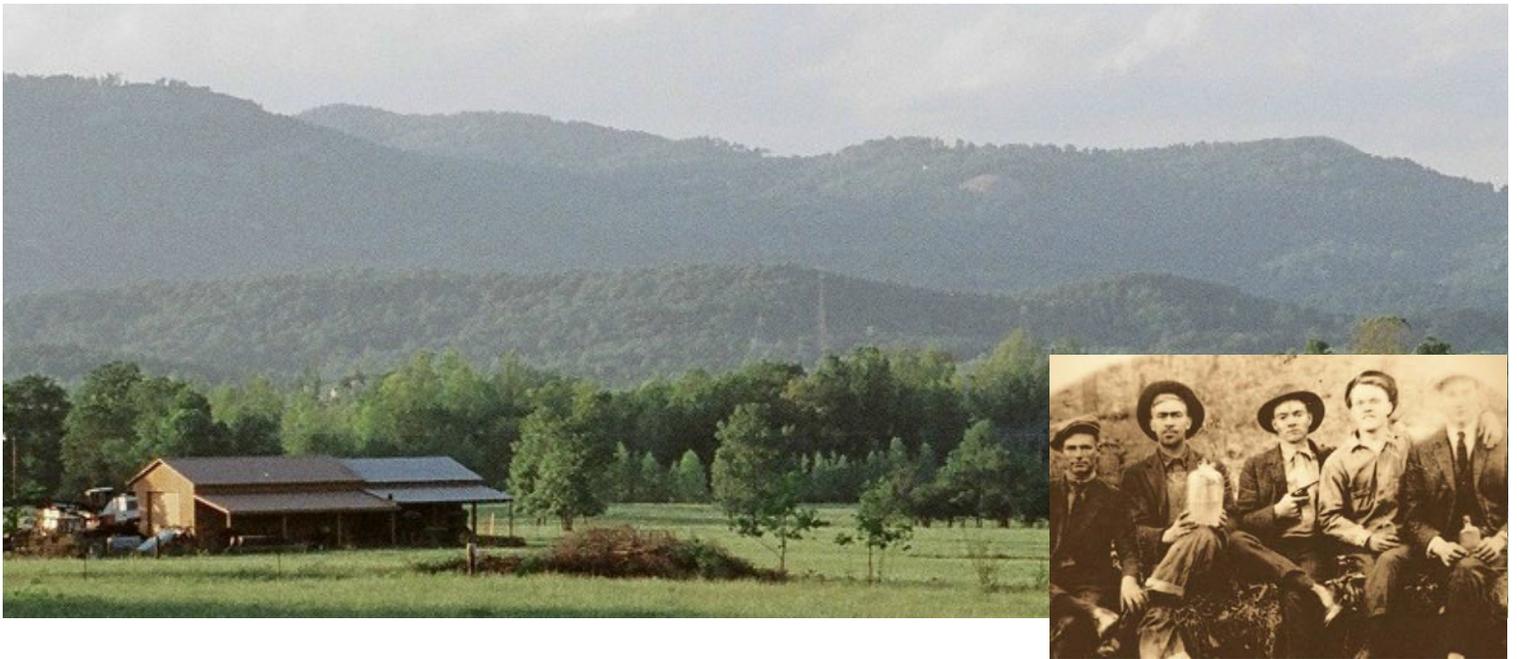
Under Contract, Reduced & Recent Sales page 9

Organizations We Support page 10



THE TIMBER AND RECREATIONAL LAND DIVISION OF

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## THE FAMOUS, YET INFAMOUS, DARK CORNER

Glassy Mountain Township—the northeastern corner of Greenville County’s Appalachian hills—is the nucleus of the area that has been known as the Dark Corner for over 175 years. Its first settlers did not come north out of Charleston or Savannah. Instead, Scots who left the lowlands of Scotland for Ulster in Northern Ireland and residents of borderline England immigrated to the Pennsylvania colony in America.

They arrived at Philadelphia and Chester, pushed west, then turned south through the Shenandoah Valley of Virginia and piedmont areas of the Carolinas as part of Pennsylvania’s Great Wagon Road migration. Many found the hills of upper Greenville District, one marked by a glassy-looking rock-face and another shaped like a giant hog’s back, to their liking. They put down roots.

These Scots-Irish and borderline English brought with them the ancient knowledge of distilling grains to make “the water of life,” which was viewed as a God-given, inalienable right and divine creation, particularly due to its curative powers. The making and selling of whiskey was virtually the only way many families could get hold of actual cash money in the barter society of the area. This mountainous

section was never part of the state’s plantation economy.

A few settlers made whiskey for the government. Many continued to have homemade distilleries using a Native American grain—corn. Today, Dark Corner Distillery in downtown Greenville makes authentic, award-winning “moonshine” exactly the same way that private Dark Corner distillers did in these Appalachian hills a century ago.

After the Civil War, a Federal excise tax was levied against private distilleries. Dark Corner settlers began placing their distilleries in woods far from roadways and conducting distilling operations at night so that smoke would not be visible to revenuers searching for illegal sites. Thus,



“moonshine” became the name for homemade whiskey.

“Moonshine” in its “white lightnin’” state was mixed with herbs, spices or fruits and used medicinally. For serious medicinal uses, however, the “white lightnin’” was placed in charred oak kegs or barrels and buried for months to age. This “chartering” of the “moonshine” produced a smooth, potent beverage of a red-brown hue, similar to legal bourbon whiskey, and made it smoother to the taste.

Also, aging of the “chartered” whiskey not only gave a better flavor but mixed extremely well with native herbs, such as sassafras, ginseng, bloodroot, chamomile, tulip tree bark, wild cherry bark and yellow root, or spices, such as ginger, cloves, allspice, cinnamon and lemon or orange peel, to produce potent bitters, spring or fall tonics and internal body cleansings. To determine if buried “moonshine” in charred barrels was aging properly, “moonshiners” used sections of the Joe Pye Weed, which grows completely hollow inside, as “quills” to lower into the buried barrels and used as siphons for testing.



“Moonshine” has been replaced in the Dark Corner today by another intrinsic quality — pristine mountain living. The state’s most beautiful scenery is now home to many of the most progressive individuals in the Upstate in some of the most expensive real estate in South Carolina. It is no longer dark in Dark Corner!

***There is a difference in Dark Corner today...***

Even though the Dark Corner has always been delineated by moonshine and the worst of its accompanying Appalachian traits and traditions, which have been voraciously reported by a sensation-minded media, it has an educational

legacy that goes back all the way to 1809. Not only has the mountainous area been schooled as part of the Greenville and Spartanburg County public school systems, but Gowensville Seminary, the foremost private educational institution in upper South Carolina, operated from 1856 to 1890, and was, in effect, a two-year college.

Two years after it closed, a new North Greenville High School was established that grew into an Academy, junior college, four-year college, and now a full-fledged university with satellite campuses. In the early 20th century, one of three private Willard Industrial High Schools across America operated a 108-acre campus alongside SC Highway 11 in the Glassy Mountain area.

While still maintaining its rustic country and mountain living vistas, Dark Corner byways and hill-climbing roadways teem with a mixture of older family homesteads and newer homes in a variety of designs for active families who commute to businesses and industries in Greenville, Spartanburg or Henderson/Asheville. Two major, gated, golfing communities, one atop Glassy Mountain and the other alongside picturesque US 25 as it winds its way upward to North Carolina, provide a variety of amenities for both active and retired individuals.

Once known for its foreboding wilderness and hidden mountain coves, the Dark Corner is now known for its rich, scenic beauty as a prominent portion of the “Golden Corner” of South Carolina. The Cherokee first revered these mountains as part of “the Great Blue Hills of God.” Today’s residents continue that heritage.

Be sure to check out our featured property on page 8. Tahlequah Farm is perhaps the finest estate in the southern Appalachian Mountains of South Carolina and Huff Creek Properties is pleased to announce it is back on the market with new pricing.

*SOURCE: Dean Campbell*

## Waterfowl Hunters: Review Regulation Changes

With the second season of waterfowl hunting season opening Friday, December 12, duck hunters should make note of some changes in this year's hunting regulations, according to experts with the Georgia Department of Natural Resources' Wildlife Resources Division (WRD).

"There are three big changes in the waterfowl hunting regulations this year," said WRD state waterfowl biologist Greg Balkcom. "The waterfowl season now has a fixed ending date of January 31, the bag limit on mallards has been reduced to two, and the hunting season frameworks—the season length and total bag limits - are now set based on the combined status of four species, not just the status of Eastern Mallards."

### More About the Changes

- **Season End Date:** Hunter surveys indicate that hunters want the season to run as late as possible, and now the U. S. Fish and Wildlife Service has allowed for a fixed ending date of January 31. Additionally, the majority of Georgia's waterfowl hunters prefer a fixed ending date. So, in the foreseeable future, waterfowl hunting seasons will end on January 31, regardless of the day of the week.
- **Mallard Bag Limit:** Because of declines in the mallard population in the northeastern U.S. as measured by the Atlantic Flyway Breeding Waterfowl Survey, the mallard bag limit in the Atlantic Flyway has been reduced to two. More information on the Mallard population decline can be found at [georgiawildlife.com/migratory-bird-info](http://georgiawildlife.com/migratory-bird-info) (select the "Management" link).
- **Duck Season Framework:** Since 2000, the Atlantic Flyway has used the status of Eastern Mallards to select the duck season frameworks (season length and total bag limit), but beginning this year, the season framework is based on the combined status of four species: American green-winged teal, wood ducks, ring-necked ducks, and common goldeneye. These species are important to hunters up and down the Atlantic Flyway, and they represent a suite of habitats found within the flyway. More information on the methods used to select the duck season frameworks can be found at [georgiawildlife.com/migratory-bird-info](http://georgiawildlife.com/migratory-bird-info) (select the "Management" link).

[georgiawildlife.com/waterfowl-hunters-review-regulation-changes](http://georgiawildlife.com/waterfowl-hunters-review-regulation-changes)

### Mango Salsa Plucked Dove

#### Ingredients

- 6-8 Plucked whole doves
- Onion (diced)
- 2 Tomatoes (diced)
- 1 Cup long-grain white rice
- One 16-ounce jar mango salsa
- Kosher salt
- Freshly ground black pepper
- Olive oil

#### Directions

1. Preheat a large cast-iron skillet over medium-high heat.
2. Sprinkle the doves with salt and pepper on both sides. Add 2 tablespoons oil to the skillet and sear the doves until browned well, 2 minutes per side. Remove the doves to a plate.
3. To the same pan add onions and tomatoes and cook until softened.
4. Add the rice, 1 1/2 cups water and 1.5 cups of the mango salsa. Stir and bring to a boil. Add the doves back to the top of the rice, reduce to a simmer, cover and cook until the doves and rice are cooked through, 15-20 minutes.
5. Serve up a pile of rice, topped with the doves and garnished with additional mango salsa.





# NEW LISTINGS

## **BEAVER CREEK FARM** | ±350 Acres *Fort Wagner Rd, Blair, SC 29015*



- Asking Price: \$3,300/acre
- Located ±5 miles from the Broad River and Lake Monticello, ±50 minutes from Columbia, 1.5 hours from Greenville, and just over an hour from Charlotte
- Just under two miles of creeks run through the interior of the property (Beaver Creek and Reedy Branch which converge in the SW corner of the property)
- Excellent topography offers unlimited home sites with beautiful views of the rolling fields on the property

## **HORSE CREEK TRACT** | ±150 Acres *Latimer Mill Rd, Honea Path, SC 29654*



- Asking Price: \$5,500/acre
- 3/4 mile of frontage on Horse Creek with beautiful hardwood creek bottoms
- ±8 acres of twenty-seven year old planted loblolly pine
- Large, thick swamp on the south side of the property
- Excellent hunting and timber investment opportunities
- ±30 miles from downtown Greenville (40 min.)

## **CHINQUAPIN RD MOUNTAIN TRACT** | ±72.6 Acres *71 Airline Rd, Travelers Rest, SC 29690*



- Asking Price: \$580,895
- Approx 72.6 +/- acres of timberland in Greenville County (Unzoned)
- Views Include: Long Rang Mountain Views as well as Creeks & Streams
- Wildlife Opportunity for Deer, Bear, & Turkey
- With multiple golf venues within minutes, this parcel could be a family mountain legacy property or future custom home development.

## **MARTIN LANE MINI FARM** | ± 11 Acres *Tract 1 Martin Ln, Pendelton, SC 29670*



- Asking Price: \$247,208
- Build Ready Mini Farm with level pasture
- Minutes to Lake Hartwell, Clemson and Anderson (less than 2 miles to Exit 19 on I-85)
- Beautiful upland pasture land with hardwoods surrounding
- Multiple tracts available
- Water and Power available on Martin Ln

# INDIAN VALLEY TIMBER TRACT

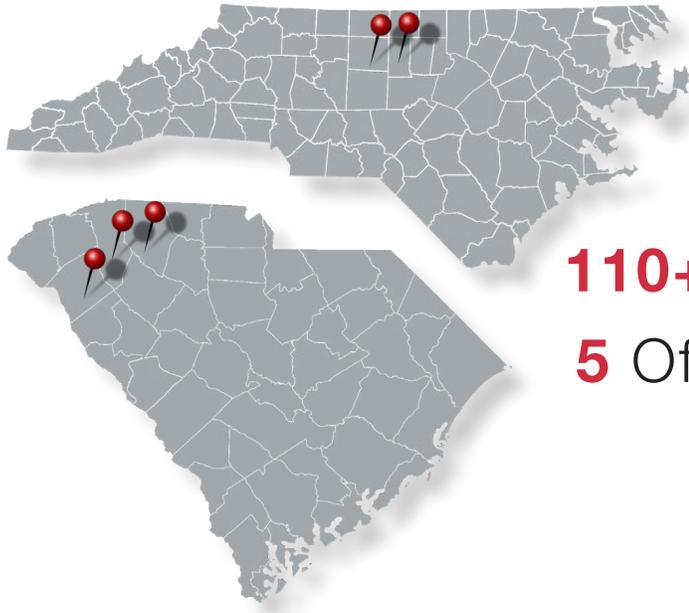
## Virginia



>> 137.92 Acres



- 900 ft. of frontage on Mack's Mountain Road NW, and 1,900 ft. of frontage on Showalter Road NW
- Excellent hunting opportunities
- 3,500 ft. of creek frontage
- Quality mixture of mature hardwoods and merchantable pine
- Several homesites offering beautiful views of the Blue Ridge mountains (maximum elevation of the property is 2,820')
- ±20 miles from Blacksburg, VA, and ±40 miles from Roanoke, VA



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# Come see the Huff Creek Team at the Southeastern Wildlife Exposition!



February 14 - 16, 2020 | Charleston, SC

SEWE is a 3 day celebration of wildlife and nature through fine art, conservation education, sporting demonstrations, social events and various exhibits.



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# CURRENT AVAILABILITIES

## Claude Simpson Road Farm



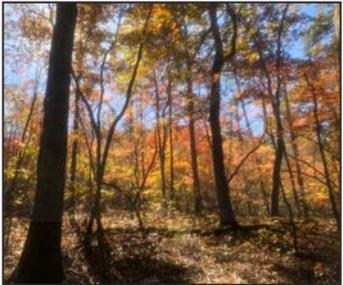
- **±159.91 Acres**
- Elon, NC
- Alamance County
- Majority of property consists of cultivated crop fields with an existing lease in place
- 3BR/3BA Brick Ranch
- Price: \$13,757/acre

## 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: \$8,935/acre

## Voyage End Tract



- **±41 Acres**
- Cleveland, SC
- Pickens County
- Majority of property is mature upland hardwoods with excellent ridges and drains
- Price: \$10,000/acre

## Turnkey Horse Farm



- **±8 Acres**
- Mebane, NC
- 3BR/2BA Brick Home (2,450 SF) with private gated drive
- 4 Stall horse barn, riding rink & multiple fenced paddock
- Established fenced pasture
- Price: \$550,000

## Table Rock Road Tract



- **±13.8 Acres**
- Cleveland, SC
- Greenville County
- ±750 ft. of frontage on Table Rock Road
- Public Water and Power are both available
- Price: \$15,000/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

## Travelers Rest Horse Farm



- **±37 Acres**
- Greenville, SC
- Greenville County
- Mountain Views from multiple possible home sites
- Mixture of pasture land, pine & hardwoods, & creek bottom
- Price: \$449,500



**TAHLEQUAH FARM** | ±225 Acres  
*Landrum, SC 29356*

Tahlequah is arguably the finest estate in the Southern Blue Ridge Mountains. Situated along the Cherokee Foothills National Scenic Byway in the fascinating “Dark Corner” region of the mountains of northern Greenville County, the historical significance of the property is matched only by its natural beauty. The Cherokee meaning of Tahlequah, “beautiful haven of rest,” is a befitting name for this ±225 acre retreat which consists of ±10 acres of rolling pastures, a ±2 acre spring-fed pond, and over 2 miles of creeks and streams including ±1 mile of the pristine Glassy Mountain Tributary that serves as an extraordinary natural water source. The bulk of the acreage consists of thirty-year-old natural hardwoods with some pines scattered throughout that stretch from the Scenic Highway to a maximum elevation of 1,650’ offering stunning views of the gorgeous rolling hills and mountains of Southern Appalachia.

The uniqueness of Tahlequah’s location is quite remarkable. Day trips into Greenville (30 minutes), Asheville (1 hour), & Charlotte (1 hour 40 minutes) are quite convenient and the Greenville-Spartanburg International Airport is just over 20 miles away. The property also backs up to two excellent local amenities. The first is The Cliffs at Glassy, a mountain-top luxury community that boasts the 4th most scenic golf course in the nation and is one of seven Cliffs Communities in the region. The second is The Chestnut Ridge Heritage Preserve which is a 2,190-acre Wildlife Management Area (WMA) that offers a 5.5-mile public hiking trail and hunting opportunities. Perhaps the most intriguing aspect of Tahlequah’s location is its close proximity to an international equestrian center located just a few miles away.

- Asking Price: \$3,850,000
- 5,212 SF plantation style estate home (4BR/4BA) sitting at an elevation of 1,470’ (the property’s maximum elevation is 1,650’)
- Three stall horse barn with enclosed tack room
- ±0.5 miles of paved driveway
- ±2 acre pond
- ±10 Acres of fenced-in pasture with additional fencing along the Highway 11 frontage
- The balance of the property is ±30-year-old natural hardwoods
- The property is adjacent to The Cliffs at Glassy development
- The property is located 30 minutes from Greenville, SC, one hour from Asheville, NC and 1.5 hours from Charlotte, NC



# HUFF CREEK PROPERTIES

## PRICE REDUCED



**LEE BRANCH FARM**  
**(±336 ACRES) \$2,961/ACRE**  
*Lee Farm Road*  
*Walhalla, SC 29691*

**LAKE RUSSELL FARM**  
**(±207.83 ACRES) \$4,210/ACRE**  
*830 Mill Creek Road*  
*Iva, SC 29655*

**HABERSHAM CO TIMBER TRACT**  
**(±151.83 ACRES) \$5,921/ACRE**  
*Twin River Orchard Road*  
*Demorest, GA 30535*

**LITTLE THICKETTY CREEK**  
**(±128.5 ACRES) \$6,965/ACRE**  
*3216 Old Georgia Highway*  
*Gaffney, SC 29340*

## UNDER CONTRACT



**MCEKHANEY SHOALS**  
**(±342.40 ACRES)**  
*Travelers Rest, SC 29690*

**EASLEY HOMESTEAD & HORSE FARM**  
**(±38.2 ACRES)** *Easley, SC 29640*

**OLD MCELHANEY ROAD**  
**(±25 ACRES)**  
*Greenville, SC 29617*

**MCABEE ROAD**  
**(±16.42 ACRES)**  
*Roebuck, SC 29376*

## SOLD!



**BEAVERDAM CREEK FARM**  
**(±175 ACRES)**  
*Enoree, SC 29651*

**HOLIDAY DAM ROAD**  
**(±150.25 ACRES)**  
*Belton, SC 29627*

# ORGANIZATIONS WE SUPPORT





101 East Washington St., Ste. 400  
Greenville, South Carolina 29601  
864 678 5999 | rhamrick@naief.com  
336 260 5523 | ttaylor@naief.com

[HuffCreekProperties.com](http://HuffCreekProperties.com)

