

2021 - First Edition

HUFF CREEK PROPERTIES *Newsletter*

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THE TIMBER AND RECREATIONAL LAND DIVISION OF

NAI Earle Furman



Chinese Privet Leaves



Chinese Privet Flowers

IT'S TIME TO GET PRIVET UNDER CONTROL

STEPHEN POHLMAN, CLEMSON COOPERATIVE EXTENSION

It is time to get privet under control with a method that works in the late fall that most people can do! Glyphosate is a non-restricted use product that can be found at local places and at an affordable price. It is a non-selective herbicide product, thus why we want to use this method in the late fall. Let me explain why.

The non-native invasive plant known simply as privet, can be a worthy adversary for anyone unlucky enough to have this plant on their property. (For simplicity in this article, we are going to refer to all the various species of privet as simply privet).

One of the best ways to control privet is with a glyphosate application in late fall to early winter. Typically, around late October /early November until about December is the timeframe depending on geographic location in the state. The best time is when the desirable plant species you want to keep have gone dormant, yet the privet still has green leaves on its branches and the temperatures are still mild. Avoid cold weather, especially as temperatures begin to get near

freezing.

Examples of situations to use this method. If you have young hardwoods that you are trying to keep but want the privet gone, you want the hardwood sprouts/saplings to drop their leaves while the privet still has theirs. The downside to this method is if you have small pines or other conifers that you are trying to save, as these will retain green needles during this time period and are susceptible, Extreme caution and care should be exercised if this is the case. The good news is that most of the time, privet thickets are usually so thick that nothing is growing underneath them to have to worry about.

Glyphosate comes in many different forms with the most common being Ready To Use (RTU) or 41% concentrate products. When performing privet control, the applicator will want to use a 41% or higher percentage concentrate product. RTU products oftentimes do not achieve good control due to the lower amount of material in the percent solution. The applicator will need to read the herbicide label of the product they are

using, as this will tell them how many ounces/gal and/or percent solution to be applying for foliar privet control.

Surfactants help in the efficiency of the herbicide by improving absorption into the waxy covering on the leaves. Not all glyphosate products contain a surfactant already added. Reading the label on the product you have will tell if the product has a surfactant and/or if it should be added in the tank mix. If the label says add a surfactant, choose one that is a nonionic surfactant. Marking dyes can be added to the tank mix as well. In certain situations, such as treating in strips due to making passes, marking dyes are very helpful. Just know that if you add marking dye to your tank mix you can expect it on everything. Most places (such as farm & garden, feed & seed, agricultural cooperatives, etc.) should carry these products if needed.

The application method used to apply your glyphosate solution depends greatly on the situation you have and your equipment. Backpack sprayers, ATV sprayers, and tractor 3-point hitch mounted sprayers are popular methods of delivering this foliar application method. The applicator will want to spray foliage till wet, but not to the point of running off. Complete coverage of all foliage from top to bottom is key in getting control. The more leaf surface area you can contact with herbicide, the more material that will be absorbed into the plant, the better your chance at control. If equipment is not capable of delivering the herbicide to the top of the privet, you will want to explore other options, such as cutting/mulching the privet down first and then spraying the plant once it sprouts back. Another option may be to do a basal bark application on the bigger privet stems as a follow-up treatment.

Follow-up treatments are a must. As you eliminate mature plants and sunlight can hit the forest floor, something is going to grow in its place. Oftentimes it will be with germinated privet seed and/or root sprouts, not to mention new seed from neighboring properties. The key to eradication is persistence, thus spray those

new stems as soon as possible and every time they re-sprout.

If controlling privet in and around water, make sure that you are using a glyphosate product and surfactant that have an aquatic label. Glyphosate products and surfactants used to control terrestrial plants oftentimes have formulations that are harmful to many aquatic organisms. Companies do make aquatic labeled products (such as glyphosate, surfactants, etc.) that have a different formulation designed to not harm aquatic organisms (fish, frogs, turtles, salamanders, etc.). Remember, the label is federal law. Clemson University Cooperative Extension Service offers its programs to people of all ages, regardless of race, color, gender, religion, national origin, disability, political beliefs, sexual orientation, gender identity, marital or family status and is an equal opportunity employer.

Keep in mind drift concerns on windy days, especially since using a non-selective herbicide, to prevent killing and/or damaging desirable plant species.

You can use this method at other times of the year too. Just remember that glyphosate will kill other plants as the product lands on their green leaves/needles. Thus, the great thing about jumping on privet control soon, as desirable species are going into dormancy and privet is still hanging on.

FEATURED IN CU IN THE WOODS
FALL 2019 EDITION

Market Update

Rusty Hamrick, MRED

During the last twelve months the rural land market experienced unprecedented buyer demand which can be directly attributed to the social impacts of COVID-19. Recreational tracts traditionally tagged as “luxury items” became essential following social distancing practices. As the pandemic wears on, the high level of buyer demand remains a constant and this current trend may evolve into a legitimate shift in the market. The southeastern U.S., already a popular region for rural land investment prior to 2020, is in the midst of a feeding frenzy that is resulting in buyers contracting on properties site unseen (as mentioned in this article by *The Land Report* <https://landreport.com/2021/01/southern-comfort-markets/>).



At the local level, 5-10 acre residential lots in semi-rural locations have received the lion’s share of attention over the last year and current inventory is low. A common frustration among buyers in the upstate markets echoes comments made in the *Land Report* article: finding a property they want to purchase only to have it go under contract in a matter of days. The end result for willing sellers of quality product are premium sale prices with quick closings and this trend should continue for the foreseeable future.

Quail and Grits

Ingredients

- 8 quail
- Salt and freshly ground black pepper
- 3/4 cup ground pecans
- 3/4 cup flour
- 1 egg
- 1 cup milk
- 4 cups peanut oil
- 1 C Carolina Plantation Stone Ground grits (white or yellow)
- 2 cups chicken stock
- 2 cups water
- 1 tsp salt
- 2 tbsp butter
- 1/4 cup heavy cream

Directions

1. Clean and dry quail, then season with salt and pepper.
2. Combine pecans and flour in a large bowl and mix well. Make an egg wash and beat the egg into the milk. Dip one quail at a time first into egg wash then into pecan-flour mixture, coating it well.
3. Heat peanut oil in a large heavy frying pan to 350°.
4. Cook quail until golden and tender, about 10 minutes. You may want to do this in two batches to avoid crowding the pan. Keep the first batch warm in a low oven.
5. To serve, place the quail on grits and add gravy.
6. **Grits:** Bring water and stock to a boil, add salt and pepper to taste. Stir in grits, reduce heat and cover to simmer, stirring every 3-5 minutes to reduce sticking for at least an hour. If grits become too thick just add water and continue to stir. When ready to serve add cream and stir, simmer for 10 minutes.
7. **Simple Gravy:** (Makes about 1 ½ cups) Drippings from quail + Chicken Stock (optional) + 3 tbsp. flour + Salt and freshly ground pepper
8. Skim off 3 tbsp. fat from drippings and put into the roasting pan. Skim off and discard remaining fat from drippings. Add enough premade stock to drippings if needed to measure 2 cups total.
9. Add flour to fat in roasting pan and whisk until well blended. Heat pan over medium-low heat. As it heats up, scrape up any crisp bits, mixing into blended flour and fat. Keep stirring, cooking paste until it has a nutty aroma and is evenly browned.
10. Whisk in drippings and cook, stirring frequently, until gravy thickens, 15-20 minutes. Season with salt and pepper to taste.



A FEW OF OUR NEW LISTINGS

FORK SHOALS GENTLEMAN'S FARM | ±38.52 Acres
HIGHWAY 418, SIMPSONVILLE, SC 29680



- Asking Price: \$795,000
- 1,600' Hoover Building built in 2019 with power, heating/AC, concrete flooring, & well
- Three stocked ponds (approximately 4, 3.5, and 0.5 acres in size)
- ±10 acre dove field that has been very productive over the last three years
- Located minutes from I-385, Publix, Target, Wal-Mart/Lowes/Home Depot, Heritage Park Amphitheater, and a Prisma Health facility

DOUBLE D FARM | ±487 Acres
NEWBERRY HIGHWAY, SALUDA, SC 29138



- Asking Price: \$2,550,000
- ±1 miles of deep water Saluda River frontage
- ±45 acres of tillable fields and food plots that were strategically implemented for hunting
- ±1,700sf cabin with basement (4BR/2BA)
- ±68x84 Hoover Building (w/ septic and plumbing) + ±30x40 Pole Barn
- Excellent wildlife populations and quality hunting opportunities for doves, ducks, deer, & turkey

WALNUT RIDGE FARMS LOT 1 | ±36 Acres
CHUMLEY ROAD EXT, WOODRUFF, SC 29388



- Asking Price: \$235,000
- Estate Lot for Private Residence
- Zoned for Award Winning Schools in Spartanburg County District 4
- Mature Hardwoods | Timber | Rolling Topography
- Amenities: Public Water & Power present on Chumley Road Extension
- Originally part of a larger 113 acre tract
- Just a short drive into charming downtown Woodruff

CEDAR SHOALS FARMS | ±5 — ±22 Acres
450 Cross Anchor Rd, Enoree, SC 29388



- Asking Price: \$95,000 - \$245,000
- 10 Lots available
- Zoned for award winning Spartanburg County Schools in District 4
- Water and power available
- Estate lot for private residence
- Flat pasture land / level topography
- ±8 Minutes to downtown Woodruff
- ±30 Minutes to downtown Spartanburg



SAMPLING OF OUR CURRENT AVAILABILITIES

Tahlequah Farm



- **±225 Acres**
- Landrum, SC
- 5,212SF plantation style estate home
- Three stall horse barn with enclosed tack room
- ±2 Acre Pond
- ±10 Acres of fenced in pasture
- Price: \$3,750,000

Bennett's Bridge Estate



- **±5 Acres**
- Greer, SC
- Ideal property to build dream home with river frontage
- Mature pines & hardwoods for private residence
- Minutes from downtown Greer & Five Forks
- Price: \$174,900

Woodruff Farms



- **±2 — ±12.5 Acres**
- Woodruff, SC
- Property includes ±1600 feet of perennial stream frontage
- Flat / level topography
- Zoned for award winning Spartanburg District 4 schools
- Price: \$89,500

The Enclaves at Ekom Beach



- **±32.97 Acres**
- Laurens, SC
- Wooded hunting land or perfect homesite
- City water and fiber optic available on site
- Unzoned and unrestricted (can be subdivided)
- Price: \$199,999

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

Fork Shoals Gentleman's Farm



- **±38.52 Acres**
- Simpsonville, SC
- 2,400'+ frontage on SC Highway 418
- 1,600' Hoover Building built in 2019 with power, heating/AC, concrete flooring, and well
- Three stocked ponds
- Price: \$795,000

Double D Farm



- **±487 Acres**
- Saluda, SC
- Excellent wildlife population and quality hunting opportunities
- ±1,700 SF Cabin with basement (4BR/2BA)
- ±1 Mile deep water Saluda River frontage
- Price: \$2,550,000

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

864.232.9040 | HuffCreekProperties.com



**FEATURED
PROPERTY**



GARRISON ROAD FARM *Anderson, South Carolina*

GARRISON ROAD | ANDERSON, SC 29625

The diversity of this very attractive farm sets it apart from other tracts. An almost equal split of very well manicured fields and hardwoods is complemented by a two acre pond and half a mile of Steel Creek running through the property. These features offer the total package in terms of wildlife habitat (planted fields, thick bottom areas, upland hardwoods, & excellent water sources) and the hunting opportunities on the property are as good as you will find on a parcel this size. A power line runs for over 300 yards through the middle of the pasture and implementing a dove field would be an ideal use for the wing shooting enthusiast. The property is located 20 minutes from downtown Anderson, 30 minutes from downtown Greenville, and less than 1/4 mile as the crow flies from I-85 and Lake Hartwell. The property also offers great potential for lot subdivision with access to public water.

- Asking Price: \$630,162
- ±45.83 Acres
- Anderson County Tax Map #s 660011017 & 660011005 (a portion of)
- ±20 Acres of fields in current cultivation
- ±23 Acres of Hardwoods
- ±2 Acre pond
- Steel Creek runs through the property for ±0.5 miles
- Excellent home sites
- Subdivision Potential
- City Water (Sandy Springs)
- Less than 0.25 miles from I-85 and Lake Hartwell
- 20 minutes from Anderson / 30 minutes from Greenville



HUFF CREEK PROPERTIES

UNDER CONTRACT



METRIC ROAD HOMESTEAD
(±47 ACRES)
Laurens, SC 29360



68 ACRE CABIN RETREAT
(±68 ACRES)
Clinton, SC 29325



REEDY RIVER TRACT
(±35 ACRES)
Fountain Inn, SC 29644



ENOREE TRACT
(±244 ACRES)
Woodruff, SC 29388

UNDER CONTRACT



REEDY CREEK ROAD
(±45.69 ACRES)
Laurens, SC 29644



THE OLD MCDONALD FARM
(±183.41 ACRES)
Donlads, SC 29638



OLD BALLENGER MILL ROAD RETREAT
(±47.6 ACRES)
Landrum, SC 29356



GOLDMINE ROAD TRACT
(±259.80 ACRES)
Pacolet, SC 29372

SOLD!



WALNUT RIDGE LOT 3
(±12 ACRES)
Woodruff, SC 29388



CULBERTSON MILL
(±108.24 ACRES)
Laurens, SC



PINE HILLS RESERVE
(±221 ACRES)
Enoree, SC



CEDAR FALLS ESTATES #7
(±8.71 ACRES)
Fountain Inn, SC

ORGANIZATIONS WE SUPPORT





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