

Winter 2021

The background of the entire page is a scenic photograph of a river. The river flows from the foreground towards the background, surrounded by dense green trees and tall grasses. The sky is a deep blue with scattered, golden-hued clouds, suggesting a sunset or sunrise. The overall mood is peaceful and natural.

HUFF CREEK PROPERTIES

Newsletter

THE TIMBER AND RECREATIONAL LAND DIVISION OF

NAI Earle Furman



TABLE OF CONTENTS

2021 Winter Edition

page 1 Organizations We Support
page 2 Featured Property
pages 3-4 Article: Recreational Ponds in South Carolina
page 5 New Listings
page 6 Current Availabilities
page 7 News & Recipe
page 8 Under Contract, Reduced & Recent Sales

Rusty Hamrick, MRED

rhamrick@naief.com

864.230.0694

Tripp Taylor

ttaylor@naief.com

336.260.5523

Ellice Niedrach

eniedrach@naief.com

864.680.7916

Tyler Whims

twhims@naief.com

864.430.4507

Dallas Wright

dwright@naief.com

843.505.2644

Knox Duncan

kduncan@naief.com

864.608.0029

Gabe Grammer

ggrammer@naief.com

803.205.3260

HUFF CREEK PROPERTIES IS THE TIMBER AND RECREATIONAL LAND DIVISION OF NAI EARLE FURMAN

ORGANIZATIONS WE SUPPORT





**FEATURED
PROPERTY**



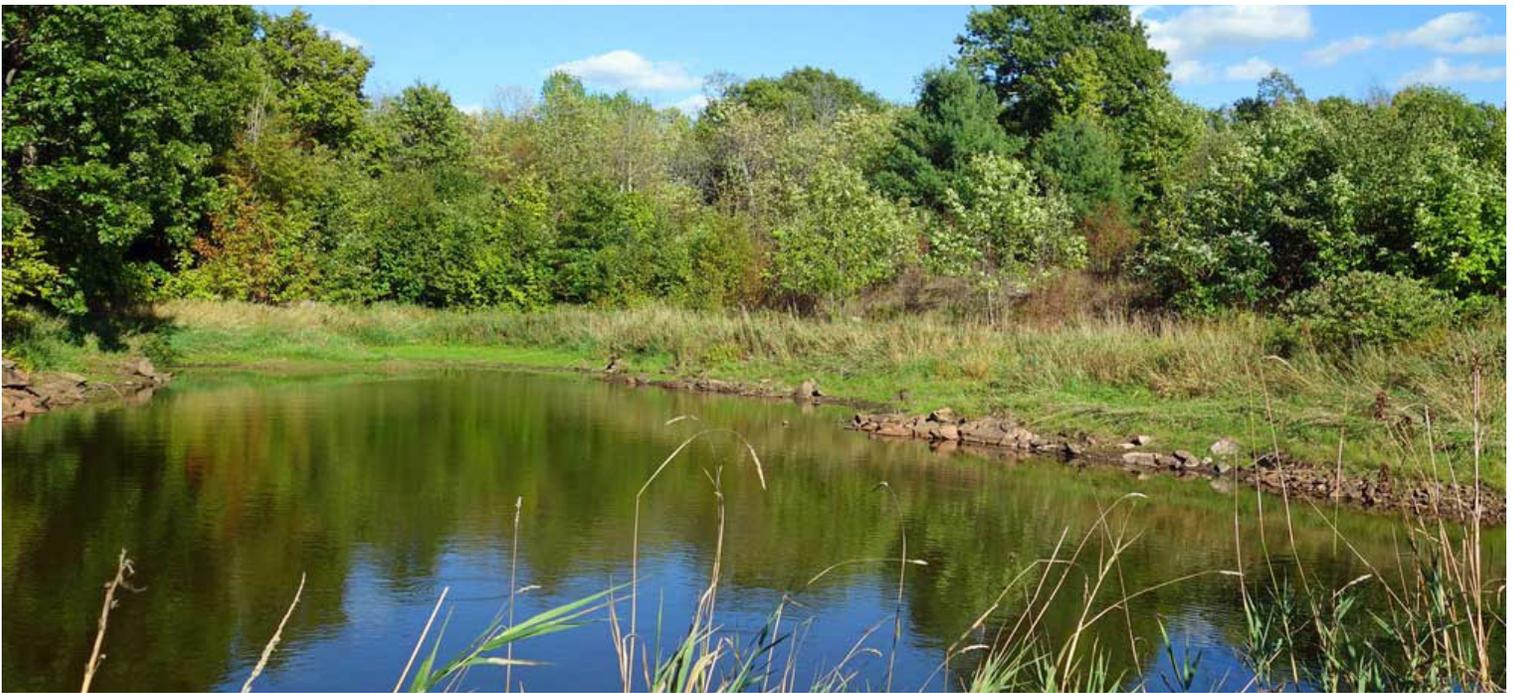
CEDAR SHOALS FARM II *Enoree, South Carolina*

CEDAR SHOALS | ENOREE, SC 29334

Originally a 300+ acre generational farmland comprised primarily of well-established pasture, level topography, and a few flowing creeks. Cedar Shoals Farm II is perfect for those individuals seeking the relaxed rural lifestyle with easy commutes to both Greenville & Spartanburg. Just a short drive into charming downtown Woodruff for all your daily needs. This peaceful ± 83-acre tract grants a future owner easy access to modern day necessities without compromising a quiet setting outside the city.

Local produce providers, owner operated organic farms, & several traditional country churches are all little pieces of what makes Cedar Shoals Farm II a part of a truly thriving rural community.

- Asking Price: \$749,900
- ±83 Acres
- Located at 450 Cross Anchor Road Enoree, SC 29334
- Spartanburg County Tax Map # 4-50-00-058.02
- Road Frontage: ±1,115 Linear Feet on Cross Anchor Road/Hwy 146
- Zoned for Award Winning Schools in Spartanburg County – District 4
- Flat Pastureland | Level Topography
- Water and Power Available
- ±30 Minutes from Downtown Spartanburg, and ±45 Minutes to Downtown Greenville
- ±7 Miles to Downtown Woodruff



RECREATIONAL PONDS IN SOUTH CAROLINA

Heather B. Nix, Lance Beecher, and Rebecca H. Davis
Clemson University Cooperative Extension Service | October 2021

Recreational ponds are a unique addition to any landscape and offer many benefits to the owner. Recreational ponds typically provide one or more of these common goals: visual amenity, fishing, swimming, wildlife, or bird watching, or waterfowl hunting. While a pond can frequently support more than one goal, the pond design and maintenance may differ depending on use. Many questions need to be answered before a management plan can be developed for the pond. This article discusses pond design, the natural life span of a pond, water quality, potential concerns, and possible funding to defray the cost of pond management.

Pond Design

Pond design features can be difficult to modify once built and play a critical role in a pond's functionality. The location of a pond will determine the water source and the watershed size. Pond design information provided by the US Department of Agriculture Natural Resource Conservation Service (USDA NRCS) for agricultural ponds may also be useful when planning a recreational pond.

Common water sources include streams,

groundwater seeps or springs, surface runoff, or any combination thereof. Generally, spring-fed ponds have a fairly low risk of water quality problems, while ponds with a significant inflow of surface runoff will often have higher levels of bacteria, phosphorus, and algae.

The watershed size should be sufficient to provide suitable water flow. Typically, in South Carolina, the target watershed to pond ratio should be approximately ten to twelve acres of watershed to one acre of pond. The inflow volume should provide enough water to keep the pond full much of the time and prevent the water from becoming stagnant while not causing excessive flushing from the pond. The pond's residence time, the amount of time water spends in a pond, depends on the volume of flow into and out of the pond. Ponds less than five acres in size commonly have a 100- to 200-day residence time. A fast residence time (less than ninety days) may flush amendments (e.g., pond dye, herbicides) out of the pond too quickly.

A pond's physical characteristics play a significant role in how the pond functions and

what goals are reasonably achievable. For example, creating a robust largemouth bass fishing experience will be difficult in a pond less than one-half acre in size. Variability (in depth, shoreline shape, pond bottom shape, pond bottom material, and vegetation) can provide a range of habitat opportunities that benefit fish and other wildlife.

Pond depth should typically range from three to ten feet for general recreational use or four to eight feet for fishing ponds. Deeper ponds will likely develop thermal stratification, which can cause fish kills and impact other aquatic species. Shallow ponds may support excessive rooted aquatic weed growth, which is generally undesirable unless the objective is to encourage waterfowl.

Recreational Pond Life Cycle

As with all infrastructure, ponds have an expected lifespan and begin aging almost immediately after construction. A young pond typically has little sediment build-up, low nutrient levels, and minimal aquatic plant growth. Streams and surface runoff transport sediment and nutrients into ponds from surrounding lands. Over time, nearly all ponds will gradually fill in as organic materials and sediment accumulate on the bottom. Older ponds often have significant sediment accumulation, reduced water storage capacity, high nutrient levels, and abundant aquatic plant or algae growth.

The aging process usually occurs slowly over many years, and ponds should last at least twenty years. However, aging can be significantly accelerated by actions throughout the drainage area. Many land management and development activities result in exposed soil, which rainwater can easily erode and carry into a nearby waterway. Additional factors that contribute to the speed of aging include a large drainage area, heavy fertilizer use, addition of substantial organic material, and significant upstream land clearing or development.

Water Quality

Water quality is essential to the recreational use of ponds. Depending on the primary goal for the pond, important water quality parameters to monitor could include bacteria, water temperature, dissolved oxygen, pH, alkalinity,

and nutrient load. Monitoring these parameters regularly and maintaining good records will assist in pond management decisions. Additionally, some water quality parameters impact the toxicity of herbicides, so it's crucial to know existing concentrations before use. Pond owners can submit samples to Clemson's Ag Service Lab. The most useful information will likely be provided by a combination of tests: for water samples, the "Special" analysis, and for pond bottom soil samples, the "Standard Soil Test" and the "Pond Bottom" analyses.

Potential Concerns: Excess Sedimentation

Sediment accumulation in the pond reduces the water storage capacity, decreases water depth, and can become a source of nutrients. Sources of sediment include erosion from bare ground, wildlife, livestock, and human activities. Collectively, these changes may interfere with use of the pond and may increase maintenance needs. Frequently, aquatic plant growth becomes excessive and may require significant effort to control.

Excess Plant or Algae Growth

Excessive plant growth is a common challenge for pond owners and is typically driven by high nutrient levels or shallow water depth that allows sunlight to reach the bottom of the pond. Taking steps to prevent nutrient inputs to the pond is critical to reducing plant growth. Specific sources of nutrients may vary by pond. Examples of common sources include fertilizer; soil erosion; feed provided to fish; and human, pet, or livestock waste.

Aquatic Mammals

Your pond may become a home for beavers, muskrats, or river otters. River otters are not typically a concern for pond owners. However, beavers and muskrats may burrow into your dam or pond banks. Additionally, beavers will work to block the flow of water and may clog your outfall with sticks. Techniques, such as the Clemson Beaver Pond Leveler, may help prevent beavers from successfully blocking water flow. Trapping, transport, or dispatch of these animals is regulated under SC state law, and a license is required.

The full article and complete list of references can be found at <https://lpress.clemson.edu/publication/recreational-ponds-in-south-carolina/>



A FEW OF OUR NEW LISTINGS

FORK SHOALS FARM | ±294.45 Acres
FORK SHOALS, SIMPSONVILLE, SC 29680



- Asking Price: \$3,995,000
- ±1.5 miles of Reedy River frontage
- 5 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
- Located minutes away from I-385 access, Publix, Target, Wal-Mart/Lowes/Home Depot, Heritage Park Amphitheater, and a Prisma Health facility
- ±20 minute commute to Greenville

MULLER LAKE HUNT CLUB MEMBERSHIP | ±2,800 Acres
530 MULLER LAKE RD, SAINT MATTEWS, SC 29135



- Asking Price: \$400,00
- 10% ownership of the 2,800 acre Muller Lake, LLC / Muller Lake Hunting & Fishing Club
- A high-end sportsman retreat located in Calhoun County
- 2 miles of frontage along the Congaree River
- 30-acre Ox-Bow Lake with excellent bass and crappie populations
- Two concrete boat landings are in place for accessing the river and Muller Lake

SOUTH PINE FARMS | 4 Lots Available
Goldmine Rd, Pacolet, SC 29372



- Asking Price: \$95,000
- Estate Lot for Private Residence
- 5± Minutes to Downtown Pacolet
- 15± Minutes to Downtown Spartanburg
- 50± Minutes to Downtown Greenville
- Spartanburg County Schools – District 3
- Portion of Spartanburg County TM # 3-28-00-087.00

REIDVILLE ROAD | ±.83 Acres
5824 Reidville Rd, Moore, SC 29369



- Asking Price: \$625,000
- ±.83 Acres | Reidville Road Retail Opportunity
- Road Frontage: ±153 on Reidville Road
- Excellent Visibility & location with close proximity to I-85 & I-26
- 2017 SC DOT Traffic Count – 14,000 VPD
- Best Use: Retail Commercial
- Level Topography
- Water, Power & Sewer Available
- ± 15 Minutes to Downtown Spartanburg
- ± 25 Minutes to Downtown Greenville

SAMPLING OF OUR CURRENT AVAILABILITIES



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

Reidville Rd Commercial Tract



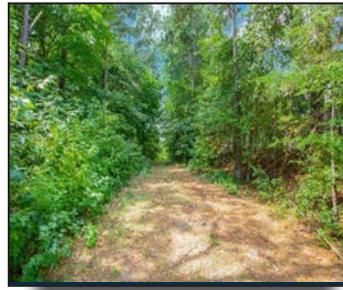
- **±8 Acres**
- Moore, SC
- Best Use: Retail Commercial
- ± 15 Minutes to Downtown Spartanburg
- ± 25 Minutes to Downtown Greenville
- Price: \$1,775,000

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 Reduced: \$2,295,000

Indian Mound Road



- **±88 Acres**
- Ware Shoals, SC
- 22± Minutes from Laurens
- 30± Minutes from Greenville
- 30± Minutes from Spartanburg
- Price: \$350,000

Muller Lake Hunt Club Membership



- **±2,800 Acres**
- 10% ownership of the Muller Lake, LLC / Muller Lake Hunting & Fishing Club
- Two concrete boat landings are in place for accessing the river and Muller Lake
- The cabin includes 5 bedrooms, a fireplace, satellite TV, great room, and a fully equipped kitchen
- Price: \$400,000

Middleton Meadows



- **±7.21 Acres**
- Anderson, SC
- Flat / Level Topography
- Water and Power Available
- Frontage Road: ±1,127 Linear Feet of Road Frontage on Airline Road & Middleton Road
- 13 minutes to Downtown Anderson
- Price: \$125,000

Fork Shoals Farm



- **±294.45 Acres**
- Simpsonville, SC
- Located minutes away from I-385, Publix, Target, Wal-Mart/Lowes/Home Depot, Heritage Park Amphitheater, and a Prisma Health facility
- Excellent wildlife populations including doves, deer, ducks, and turkeys
- Price: \$13,568/acre

Fork Shoals Road



- **±4.5 Acres**
- Piedmont, NC
- Zoned R-S
- Flat / Level Topography
- Water and Power Available
- Excellent Retail Opportunity Located at the corner of the I-185 Southern Connector & Fork Shoals Road
- Price: \$735,000

300 Acres Permanently Protected in Northern Greenville County

Regional conservation organization Upstate Forever announces the protection of 300 acres in northern Greenville County in partnership with the South Carolina Department of Parks, Recreation & Tourism (SCPRT). Funding from The Daniel-Mickel Foundation helped make this conservation success possible.

The property, which is owned by SCPRT and known as the White Tract, significantly expands protected acreage in the Blue Ridge Escarpment area near Jones Gap State Park, Mountain Bridge Wilderness Area, and other protected lands owned by SCPRT, Naturaland Trust, and The Nature Conservancy. A conservation easement held by Upstate Forever ensures this 300-acre property remains protected in perpetuity.

“We are honored to help protect and steward this scenic land in northern Greenville and are grateful to the South Carolina Department of Parks, Recreation & Tourism for entrusting the protection of its important natural resources to our land trust,” said Scott Park, Glenn Hilliard Director of Land Conservation for Upstate Forever.

Although not currently open to the public for outdoor recreation, future public access is planned to help meet growing demand for natural areas and expanded park access along the Blue Ridge Escarpment.

“The protection of the White Tract property is coming at a time when outdoor space has never been more treasured, and outdoor recreation demand is at an all-time high,” said SCPRT Director, Duane Parrish. “We are grateful to Upstate Forever for their partnership on this effort, and we look forward to welcoming visitors when public access is available. Our Mountain Bridge Wilderness Area offers some of South Carolina’s best hiking and most scenic mountain views, and protecting the White Tract property ensures the land will be available for generations of South Carolinians to enjoy.”

Read the full article at www.upstateforever.org/news/300-acres-permanently-protected-in-northern-greenville-county

Hunter's Casserole

Ingredients:

- 1 pound ground venison
- 3 slices bacon
- 1 small onion, chopped
- 2 cloves garlic, minced
- 1 can tomato soup
- 2 teaspoons chili powder
- 1 16 ounce can whole kernel corn, drained Salt and pepper to taste
- 6 stuffed green olives, sliced

Cornbread Mixture

- 1 cup white corn meal
- ¼ cup all purpose flour
- 1 ¾ teaspoons baking powder 1
- teaspoon salt
- 1 ¾ tablespoon sugar
- 1 egg
- 1 cup milk

Directions:

- FRY bacon in a black skillet.
- REMOVE and drain on paper towels then crumble.
- BROWN the ground meat, onion and garlic in the bacon drippings.
- STIR in tomato soup and chili powder.
- SIMMER for 10 minutes.
- In a deep casserole dish layer the corn, bacon, olives, and meat mixture.
- MIX together cornbread ingredients and pour over the top.
- BAKE 30 to 40 minutes at 350 degrees, or until cornbread is light brown on top.
- Top it off with sour cream or a ranch & hot sauce combo.



UNDER CONTRACT & SOLD LISTINGS



UNDER CONTRACT



OAK HILL CREEK TRACT
(±196 ACRES)
Honea Path, SC 29654



HUNTS BRIDGE ROAD
(±57.38 ACRES)
Fountain Inn, SC 29644



MILLERS FORK HUNT
(±147.59 ACRES)
Clinton, SC 29325



BENNETT'S BRIDGE ESTATE
(±5 ACRES)
Greer, SC 29651

SOLD



STODDARD MILL ROAD FARM (±71.40 ACRES)
Gray Court, SC 29645



FORK SHOALS GENTLEMAN'S FARM (±38.52 ACRES)
Simpsonville, SC 29680



CABIN RETREAT (±68 ACRES)
Clinton, SC 29325



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

SOLD



RANCH ROAD TRACT (±50.70 ACRES)
Laurens, SC 29360



ENOREE FARMS (±244 ACRES)
Woodruff, SC



PINE HILLS RESERVE (±221 ACRES)
Enoree, SC



METRIC ROAD HOMESTEAD (±47 ACRES)
Laurens, SC



101 East Washington St., Ste. 400
Greenville, South Carolina 29601
864.232.9040 | contact@huffcreekproperties.com

HuffCreekProperties.com

