



Farm For Sale
±206.58 Acres



Asa Hall Road

Iva, South Carolina 29655

Property Features

- ±3,000 SF Custom Built Cabin (2011) with 3 Bedrooms, 3.5 Bathrooms & 3 Car Garage
- 24 x 24 Pole Barn
- Small Pond & Duck Impoundment
- ±120 Acres of 19 Year-Old Loblolly Pines
- ±50 Acres of Mature Hardwoods
- ±20 Acre Dove Field
- Anderson County Tax ID's 185-00-05-047-000 & 210-00-03-001-000
- Abbeville County Tax Id 038-00-00-068
- Sale Price: \$695,000.00



SALE PRICE: \$695,000.00

Ross Kester

864 678 5962

rkester@naief.com

Rusty Hamrick

864 678 5999

rhamrick@naief.com

Huff Creek Properties is a timber and recreational land division of

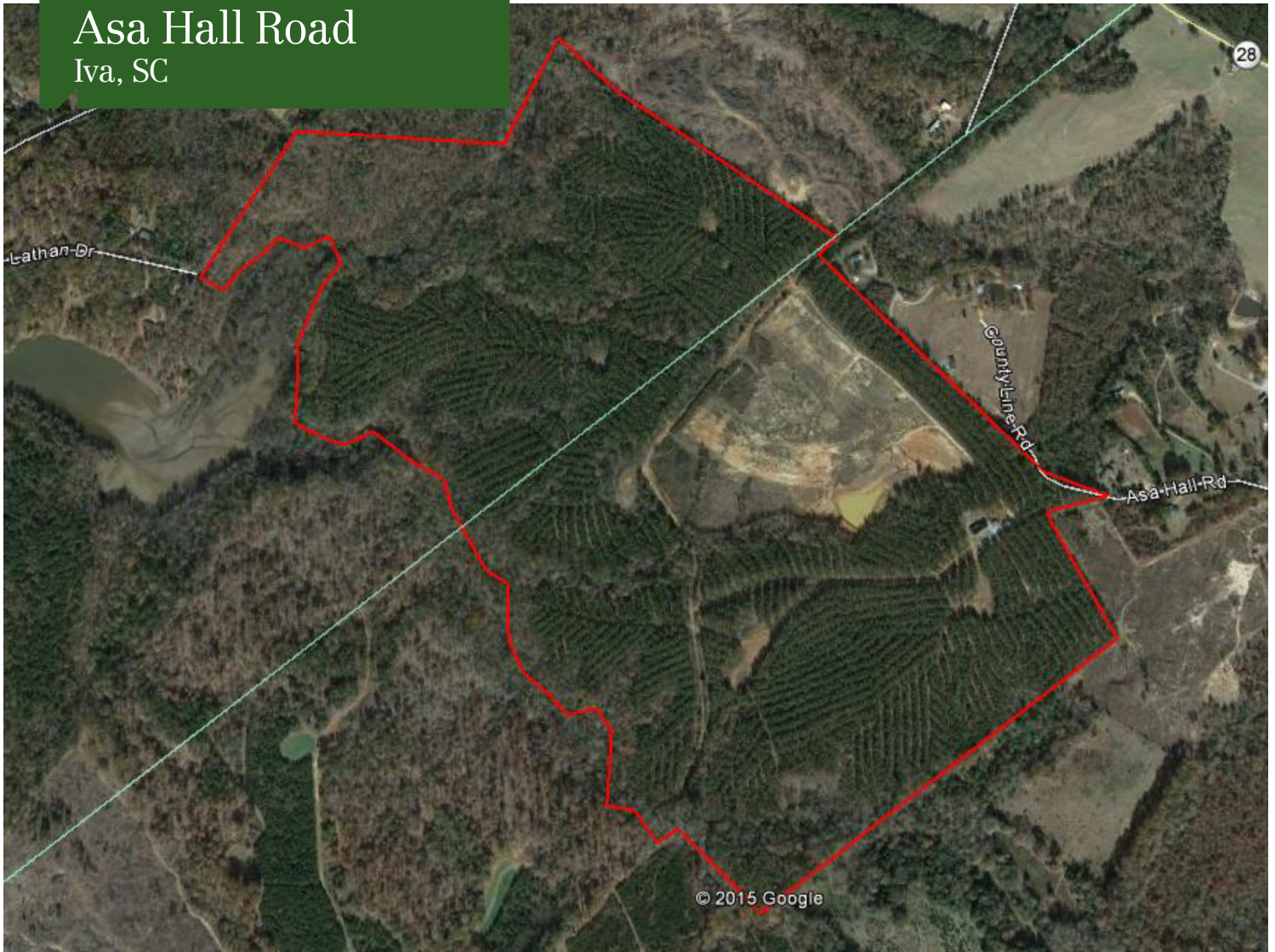
NAI Earle Furman

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

101 E Washington Street Suite 400
Greenville, South Carolina 29601
864 232 9040

naiearlefurman.com huffcreekproperties.com

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Asa Hall Road
Iva, SC

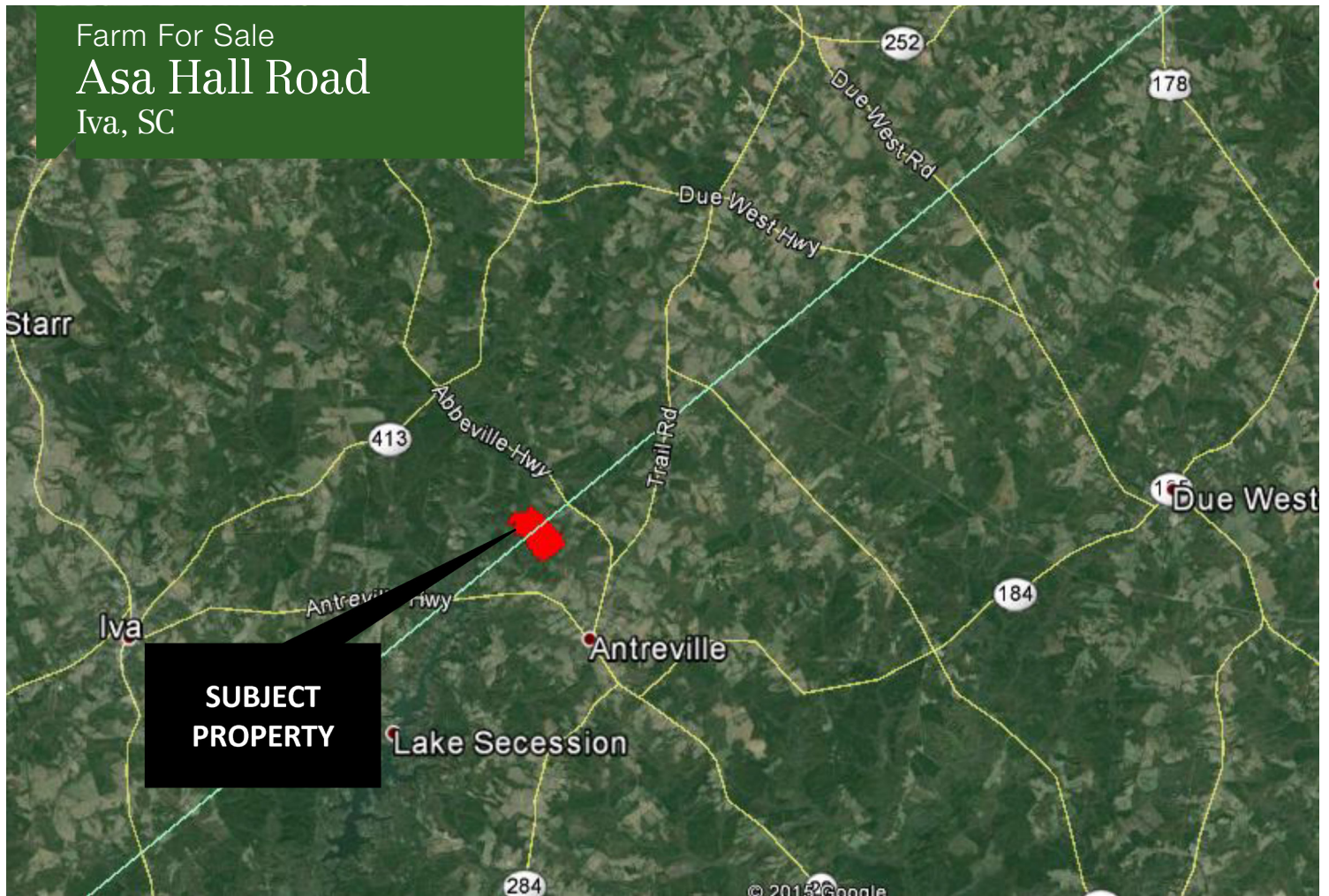


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This turn-key 206.58+/- acre sportsmen paradise is a must-see!! The property is located just over a mile north of Antreville, SC on the bank of a cove on Lake Secession along the Abbeville & Anderson County line. The majority of the property consists of 120+/- Acres of 19 year-old loblolly pines that have been thinned once with a controlled burn. The pines filter down into a beautiful hardwood creek bottom that includes some steep ridges overlooking the bottom areas. A nice, large stand of mature hardwoods is located along the northwest border of the property and runs all the way to a creek that serves as the western boundary line of the tract for close to a mile. Over the last eight years the owners have implemented first class wildlife and timber management on the property and the result is an excellent timber investment tract that offers quality hunting opportunities. Within the last three years the property has been upgraded to include a 20+/- Acre dove field, pond, duck impoundment, and a 3,000 s.f. custom built cabin (2011) & 24x24 pole barn. In addition, an excellent internal road system accessing the entire property is in place as well as several maintained food plots. With an asking price of \$3,364/acre this one of a kind retreat will not last long!



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