

Thickety Creek Farm (±393 Acres) 1906 Pacolet Highway Gaffney, South Carolina 29340 (Cherokee County)

- ### Property Details
- ±393 Acres
 - Cherokee County Tax Map No.: 0670000024000
 - Approximately 100 Acres of pastures/fields
 - Over two miles of creeks flow through the interior of the property
 - Three major creeks meet in the southwest corner of the property
 - Approximately 1/2 mile of road frontage on Highway 150
 - ±1,732 SF Farm House with storage shed
 - Water, Power, Septic & Phone Available
 - Located 15 miles from Spartanburg, SC; 45 miles from Greenville, SC; & 50 miles from Charlotte, NC
 - Sale Price: \$3,200.00/Acre



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.

contact information
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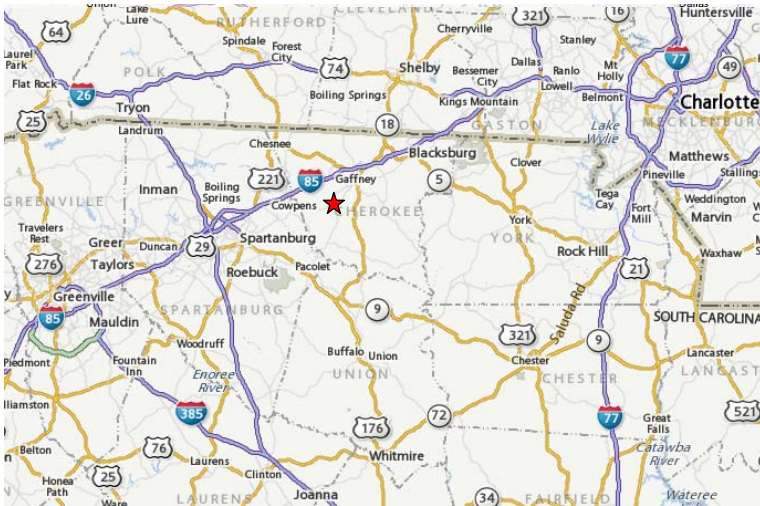
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This incredible 393 acres leaves little to be desired. The Limestone and Thickety Creeks stretch for well over two miles throughout the interior of the property to their fork on the southwest boundary line. Approximately 200 yards to the north is the fork between the Little Thickety and the Thickety Creeks which is just inside the boundary line. The close proximity of these two major confluences is an incredibly unique feature that no doubt plays a large role in the abundance of wildlife and fertile ground on the property. Roughly 100 acres of large, open pastures and smaller secluded fields surround the creeks with the balance of the property consisting of mature hardwoods on the upper elevations and dense thickets along the creek bottoms. Adding to the aesthetics is an abundance of black walnut trees scattered throughout the landscape.

To describe the wildlife populations on the farm as healthy would be an understatement – huge flocks of turkeys and scores of deer regularly emerge into the scenic bottom fields. Several large persimmons loaded with fruit can be found throughout the property and offer natural food sources throughout deer season. A large grove of white oaks is a second natural food source located on the higher elevation towards the northeast corner of the property. A 1,732 square foot farm house is included in the sale as well as a small storage shed and several older structures.

This property is a must see for buyers in the market for a large recreational tract!! Asking price is \$3,200/acre – call today to set up an appointment.



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Huff Creek Properties is a timber and recreational land division of **NAI Earle Furman, LLC**
Commercial Real Estate Services, Worldwide.

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 Call Agent for Further Detail



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