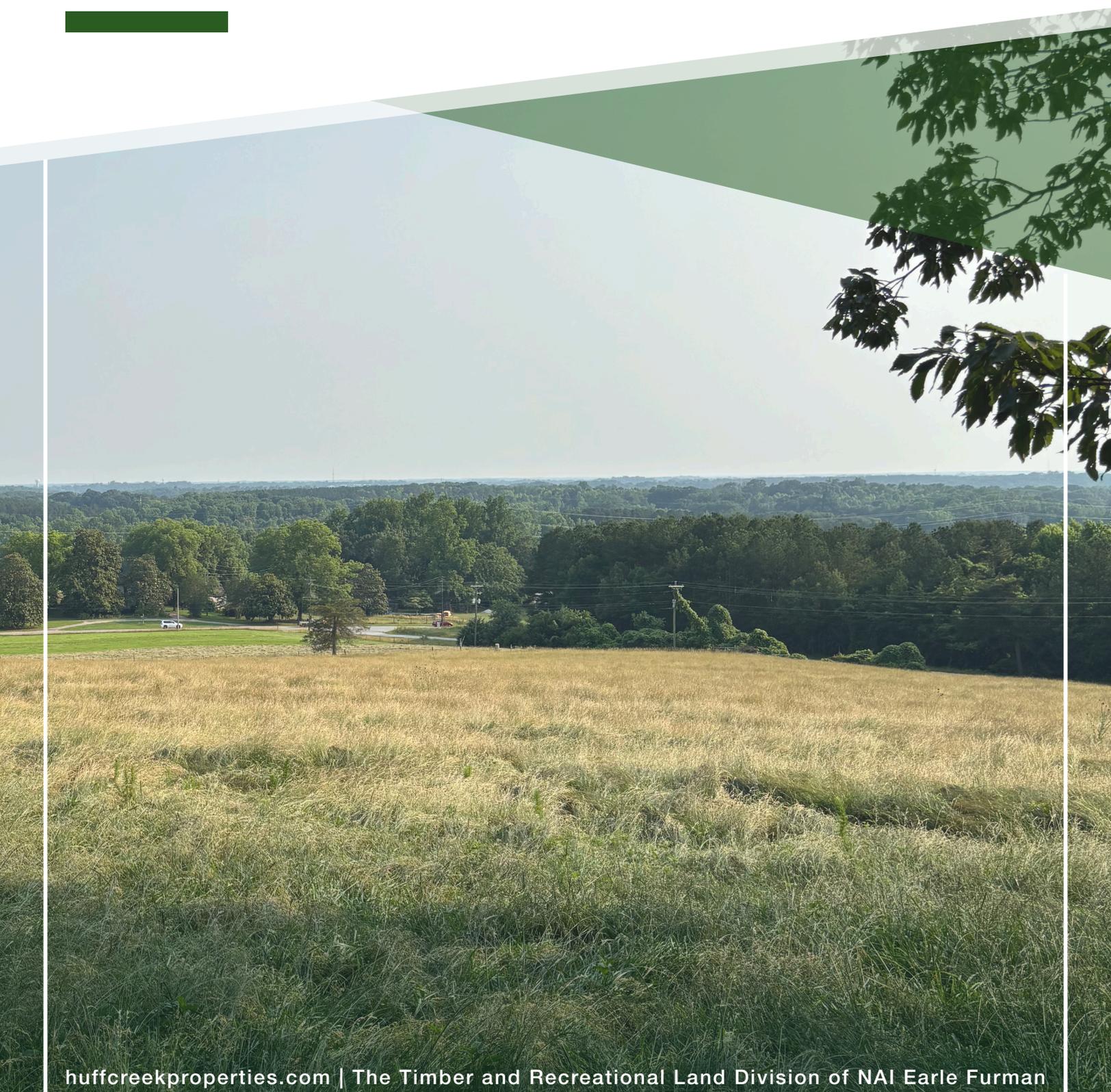


Q4 2025

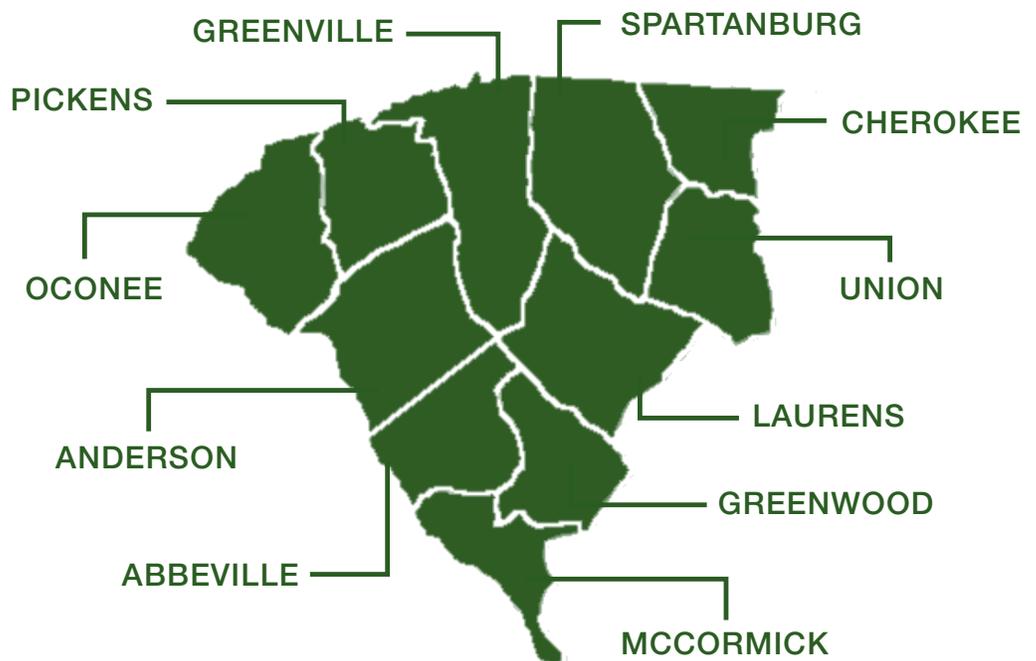
LAND MARKET REPORT



UPSTATE SC LAND OVERVIEW

Timber prices remain low, continuing the recent trend of a declining overall market. Current acquisition opportunities exist for investors focused on long-term holds to take advantage of a potential future market recovery.

A 90-day moratorium on new large-scale high-density neighborhoods in Anderson County announced last September impacted large tracts suitable for development in this region of the Upstate. The objectives of this moratorium parallel those passed in Greenville, Laurens, and Pickens counties in recent years which focused on addressing rapid growth, assessing infrastructure impacts, minimizing land disturbance and mass grading, and protecting natural features.



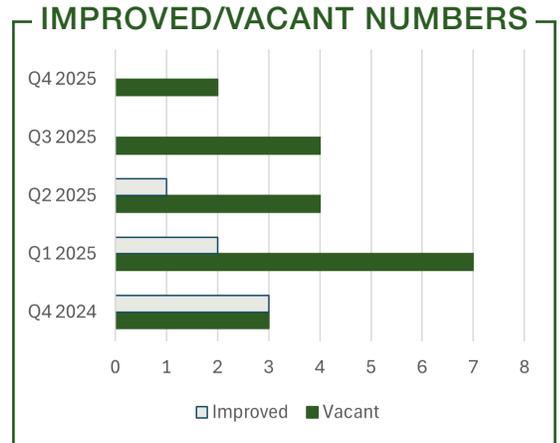
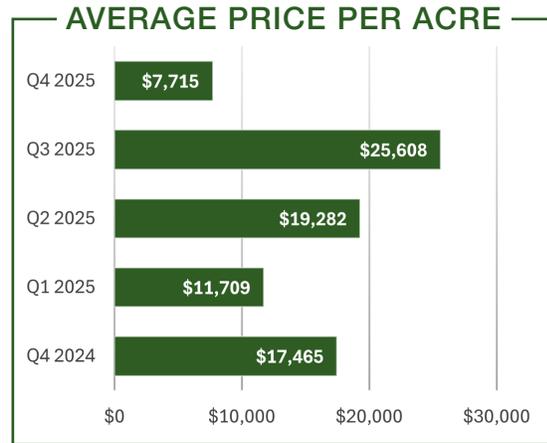
UPSTATE SC LAND STATISTICS Q4 2025

	Total Sales	Vacant Land Sales	Improved Land Sales
Total (min. 5 Acres)	232	114	118
5-20 Acres	95	47	48
5-20 Acres	18	9	9
100-500 Acres	3	1	2
500+ Acres	0	0	0

SOURCE: CRS



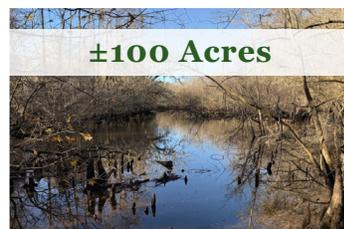
HUFF CREEK TEAM STATISTICS Q4 2025



10 Counties
REPRESENTED IN THE LAST
12 MONTHS

1,986 Acres
SOLD IN THE LAST
12 MONTHS

FEATURED HUFF CREEK LISTINGS



±100 Acres

THE EDISTO RIVER TRACT
Orangeburg, South Carolina



±77.59 Acres

OAK TREE DRIVE
Honea Path, South Carolina



±1 Acre

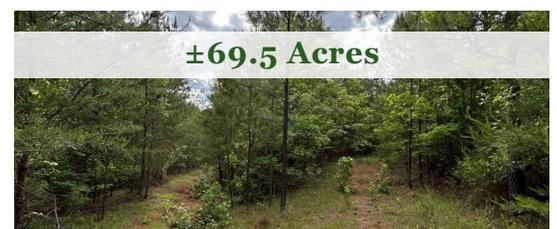
CRYSTAL BAY HOME SITE
Cross Hill, South Carolina

FEATURED HUFF CREEK CLOSINGS



±12.9 Acres

955 JONES FORD ROAD
Union, South Carolina



±69.5 Acres

BIG ISLAND ROAD
Rutherfordton, North Carolina



ABOUT HUFF CREEK PROPERTIES

Based in Greenville, South Carolina, Huff Creek Properties (HCP) is the land division of NAI Earle Furman, LLC. With over 32 years of combined land sales experience, the HCP team passionately serves buyers and sellers of recreational property, timber tracts, farms, hunting retreats, and luxury estates throughout South Carolina, North Carolina, and Georgia. They are dedicated to building enduring relationships with those who share their deep appreciation for the unique value and spirit of the land.

\$280M
IN SALES SINCE 2010

33,350+
ACRES SOLD SINCE 2010

32 Years
EXPERIENCE IN LAND SALES

Tri-State
FOCUS AREA IN SC/NC/GA

MEET THE HUFF CREEK TEAM



RUSTY HAMRICK
Shareholder



ALEX CAMPBELL
Senior Associate



DALLAS WRIGHT
Associate



ALEC MONCINI
Associate



GABE BLEVINS
Associate



JOHN ETHERIDGE
Associate



HARRISON MORGAN
Associate



WILL ROGERS
Associate



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