SALUDA RIVER ESTATES | ±68.58 Acres

635 & 705 Dacusville Road, Marietta, SC 29661

~~Total Sale Price: $3,705,108~~

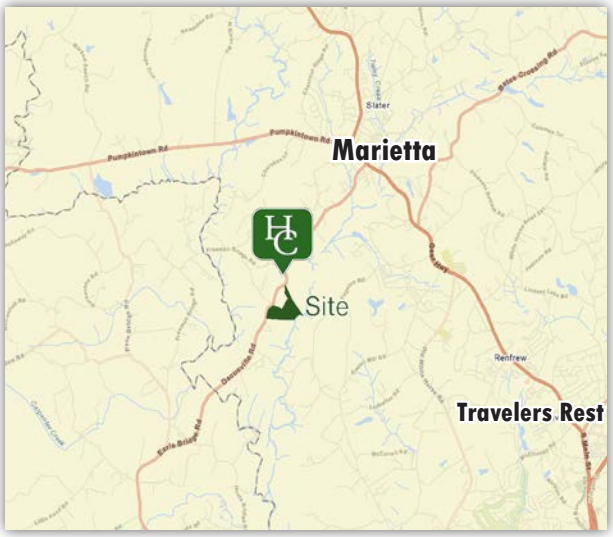
Total REDUCED Price: $3,660,107.00





Property Features

- <u>635 Dacusville Road: ±17.18 Acres</u>
  - Greenville County TM# 0513060100503 & 0513060100502
  - 3 BR/3 BA brick home (±2,139 SF) built in 1998
  - In-ground pool
  - Porch and patio
  - 2-car garage / outdoor storage structure
  - ±137' of frontage on Dacusville Road
  - ±500' of frontage on the North Saluda River
  - 4.5 acres of fields and maintained powerline
  - Small creek runs through interior for ±750'
  - **Sale Price: $1,455,000**
- <u>705 Dacusville Road: ±51.4 Acres</u>
  - Greenville County TM# 0513060100101
  - 3 BR/2 BA brick home (2,186 SF)
  - Screened front porch and basement
  - 1,210' of frontage on Dacusville Road
  - 375' of frontage on the North Saluda River
  - 0.5 acre pond
  - 35 acres of pastures with 20 acres bottom fields along river
  - Small natural duck swamp
  - **Sale Price: $2,205,107**
- Excellent hunting opportunities for deer, turkey, and doves
- Parcel shared boundary line: 0.28 miles
- ±30 minute commute from downtown Greenville
- Located ±3 miles from Travelers Rest



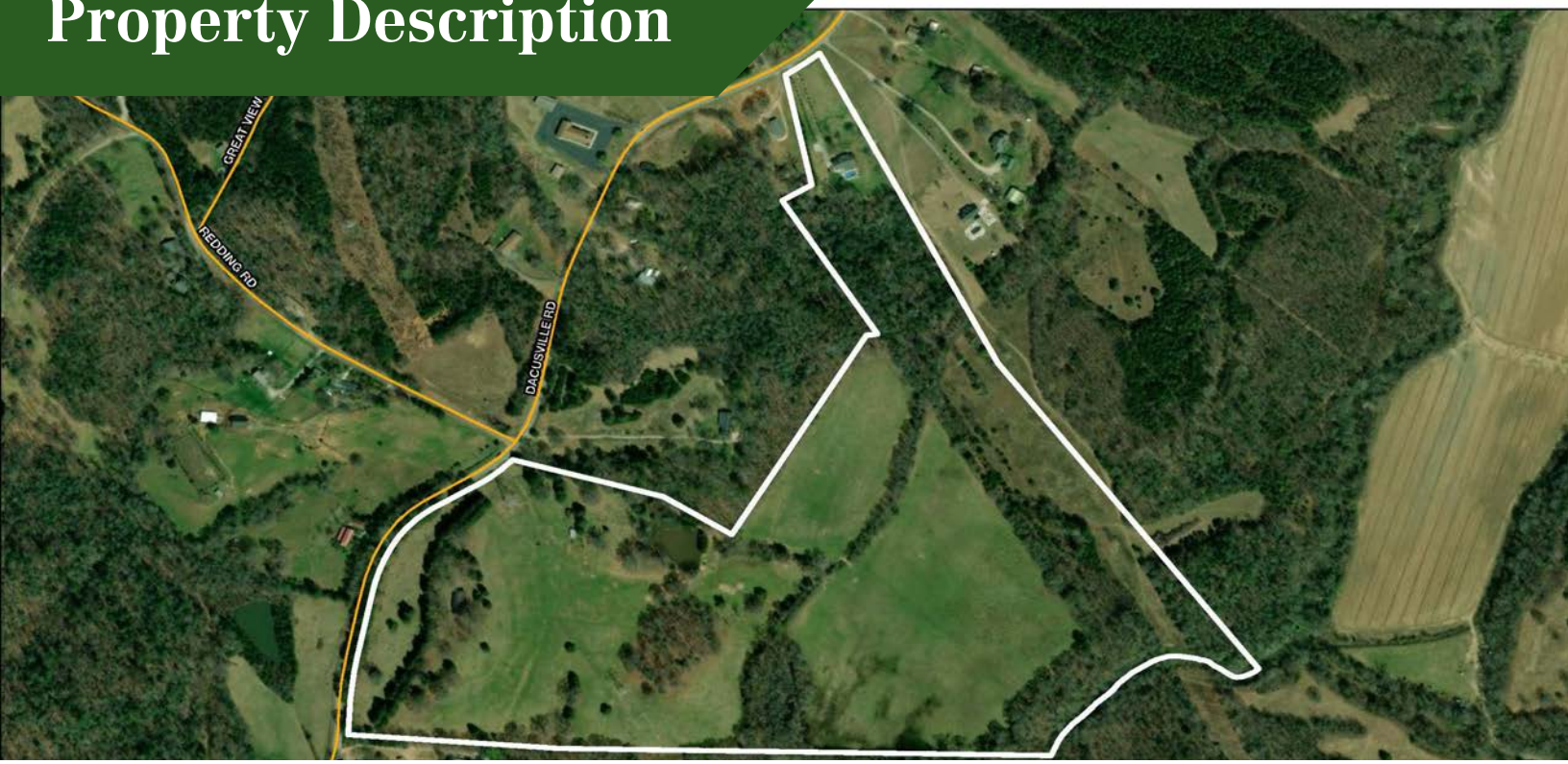


Rusty Hamrick
+1 864 230 0694
rhamrick@naief.com

John Etheridge
+1 864 908 9708
jetheridge@naief.com

101 E Washington St
Greenville, SC 29601
huffcreekproperties.com

Property Description



Tucked into the heart of the South Carolina Blue Ridge foothills, this exceptional ±68.58-acre offering combines two adjoining tracts into one remarkable legacy property along Dacusville Road in Marietta, South Carolina. Featuring a stunning blend of pristine pastureland, mature upland and bottomland hardwoods, timber stands, and substantial water features, the property showcases the natural beauty that defines the upper Saluda River Basin watershed. With mountain backdrops, diverse wildlife habitat, and approximately 900 feet of frontage along the North Saluda River, the land offers an extraordinary setting for recreation, hunting, farming, or a private family estate. Deer, turkey, doves, and waterfowl thrive throughout the property, which was once the longtime personal retreat and hunting grounds of noted outdoor writer and conservation advocate Dennis Chastain.

The offering includes two existing brick residences positioned for privacy and scenic views. The ±2,139 SF main home on the ±17.18-acre river tract sits over 100 yards off the road and features 3 bedrooms, 2.5 bathrooms, a spacious outdoor entertaining area with screened porch and gated in-ground pool, attached two-car garage, propane fireplace, and beautifully maintained landscaping. On the adjoining ±51.4-acre tract, a second 3BR/2BA brick home totaling approximately 2,186 SF occupies the property's highest elevation at approximately 1,042 feet, offering sweeping eastern views from the screened front porch. Additional improvements include multiple storage buildings, equipment sheds, and several potential homesites, including a secluded hardwood bluff overlooking the lower fields. Rarely does a property of this scale, beauty, and versatility become available in one contiguous offering.

Rusty Hamrick
+1 864 230 0694
rhamrick@naief.com

John Etheridge
+1 864 908 9708
jetheridge@naief.com

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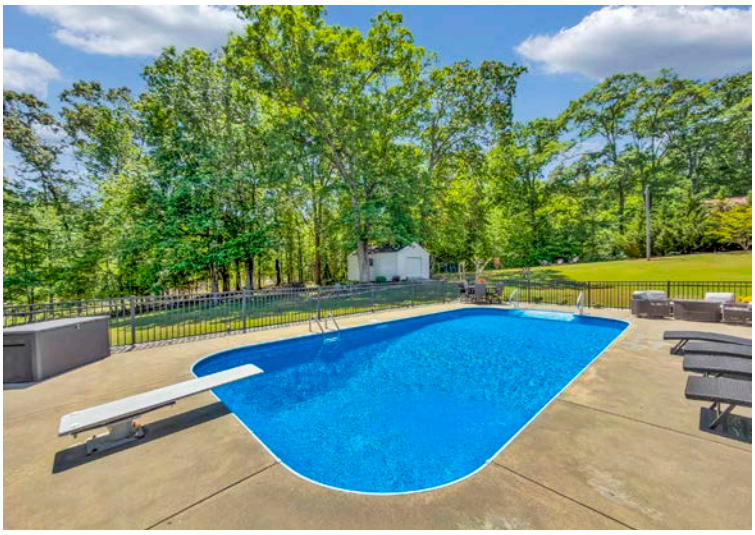
635 Dacusville Road

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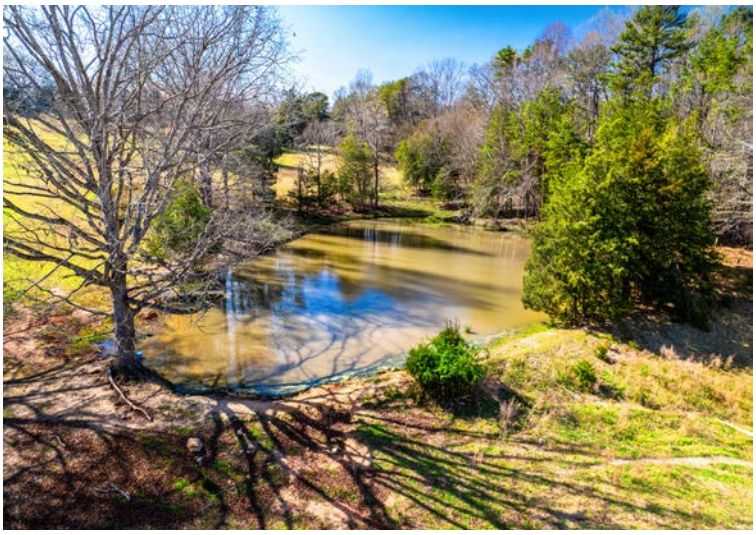
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