

Q1 2026

# LAND MARKET REPORT



## **Q1 2026 SC RURAL LAND OUTLOOK**

Continued population growth, a potential \$35M annual surplus for the South Carolina Conservation Bank, and an upcoming election for a new Agricultural Commissioner are ongoing market events poised to impact the state’s rural land market. According to the most recent IRS data South Carolina is now the fastest growing state and added over 59,000 residents from out of state resulting in over 29,000 new taxpayers and approximately \$4.1 billion in income from 2022-2023. This data bodes well for future economic growth and rural land values statewide.

Plans for a casino resort in Orangeburg County are underway and include allotting 35% of the casino’s future tax revenue (estimated at \$100M per year) to the South Carolina Conservation bank on an annual basis. A consistent revenue stream of this nature dedicated to protecting rural acreage would offer tremendous support to current funding for conservation easements. Unprecedented population growth, sprawling development, and historically high land prices have escalated the value, incentive, and demand of these easements and the possibility of an additional \$35M in the Conservation Bank’s budget each year is gaining significant momentum.

A new SC Agriculture Commissioner will take office later this year for the first time since 2004. The agricultural industry is a major component of the state’s economy and per a 2022 report represents 55% of the \$51.8 billion annual economic impact generated by SC agribusiness (which includes nearly 260,000 jobs and over \$12.3 billion in annual labor income.) Policies from the next commissioner’s term will influence the state’s 4.6 million acres of farmland for the next four years. (Shareholder Rusty Hamrick)

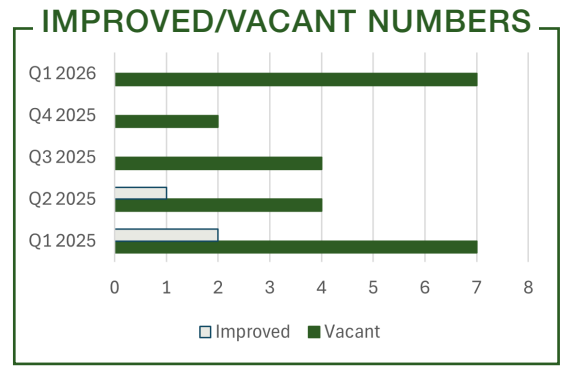
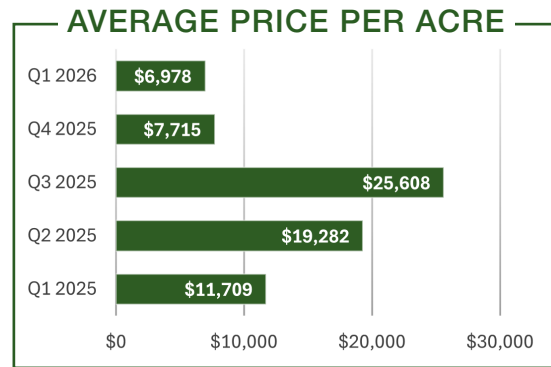
## **UPSTATE SC LAND STATISTICS Q1 2026**

	<b>Total Sales</b>	<b>Vacant Land Sales</b>	<b>Improved Land Sales</b>
Total (min. 5 Acres)	481	307	174
5-20 Acres	333	202	131
20-100 Acres	123	85	38
100-500 Acres	26	20	6
500+ Acres	2	2	0

*SOURCE: CRS*



## HUFF CREEK TEAM STATISTICS Q1 2026



**8 Counties**  
REPRESENTED IN THE LAST  
12 MONTHS

**±2,286 Acres**  
SOLD IN THE LAST  
12 MONTHS

## CURRENT HUFF CREEK INVENTORY VOLUMES

**30**  
PROPERTIES

**\$35M**

**±2,600**  
ACRES

## FEATURED HUFF CREEK LISTINGS



**±37 Acres**

**EQUESTRIAN FACILITY**  
Liberty, South Carolina



**±190.34 Acres**

**FLAT ROCK ROAD TRACT**  
Starr, South Carolina



**±592 Acres**

**CROSS KEYS HWY**  
Union, South Carolina

## FEATURED HUFF CREEK CLOSINGS



**±109.85 Acres**

**MCGULLION MOUNTAIN TRACT**  
Pickens, South Carolina



**±86 Acres**

**GAFFNEY FERRY RD**  
Blacksburg, South Carolina



**±50.7 Acres**

**HOLIDAY DAM RD TRACT**  
Belton, South 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.

**\$286M**  
IN SALES SINCE 2010

**34,450+**  
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



**DALLAS WRIGHT**  
Associate



**ALEC MONCINI**  
Associate



**JOHN ETHERIDGE**  
Associate



**GABE BLEVINS**  
Associate



**WILL ROGERS**  
Associate



**HARRISON MORGAN**  
Associate



STAY CONNECTED



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