

# ±171 Acre Recreational Tract

2318 Beaver Dam Creek Road  
Newberry, South Carolina 29108



**SALE PRICE: \$1,700,000**



**Unique Blend of River Frontage, Managed Timber, and Sporting Opportunity**

## Property Features

- Newberry County GIS #: 180-3 & 180-30
- ±171 Acres
- ±13 tillable acreage
- Diverse stand of timber, ranging from healthy stands of young and older loblolly pines
- ±56 acres of merchantable pines
- ±35 acres of bottomland/duck swamp
- ±1,236 SF of Bush river frontage
- 2 metal barns
- Extensive and well-maintained trail system throughout the property

## Property Location

- ±1 hour from Greenville, SC
- ±50 minutes from Columbia
- ±50 minutes from Spartanburg
- Just moments from Downtown Newberry, where a vibrant Main Street, historic architecture, and year-round entertainment create one of South Carolina's most appealing small-town destinations



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The Timber and Recreational Land Division of NAI Earle Furman

# Property Description

2318 Beaver Dam Creek Road  
Newberry, South Carolina 29108



## ±171 Acre Recreational, Timber & Hunting Tract



This exceptional ±171 acre property offers a rare and diverse combination of income-producing timber, recreation, hunting, and river frontage. Featuring approximately ±20-25 acres of tillable ground, the property also contains a diverse stand of timber, including young and mature loblolly pines, with approximately ±56 acres of merchantable pine timber.

The tract is a true sportsman's property, supporting a strong population of whitetail deer and wild turkey, with significant potential for further enhancement through long-term habitat and wildlife management practices. A ±20 acre duck swamp with a strong waterfowl population provides excellent duck hunting opportunities and serves as a key wildlife feature of the property. An additional ±15 acres of bottomland

habitat further enhance the tract's diversity and recreational appeal. Small game is abundant throughout the property, and bobwhite quail have also been observed on the tract.

An extensive and well-maintained trail system provides exceptional access throughout the property for hunting, timber management, horseback riding, hiking, and ATV use. Additional improvements include two metal barns totaling ±2,000 SF for equipment and storage.

The property boasts approximately ±1,236 feet of frontage along the Bush River, offering scenic views, wildlife diversity, and recreational opportunities.

Conveniently located approximately:

- 1 hour from Greenville
- 50 minutes from Columbia
- 50 minutes from Spartanburg

Whether you're seeking a premier hunting retreat, timber investment, recreational getaway, or long-term land hold, this property offers a unique blend of natural resources, wildlife habitat, and accessibility. With productive timber stands, quality wildlife habitat, tillable acreage, river frontage, and outstanding hunting opportunities, this is a property that can be enjoyed today while continuing to improve for generations to come.



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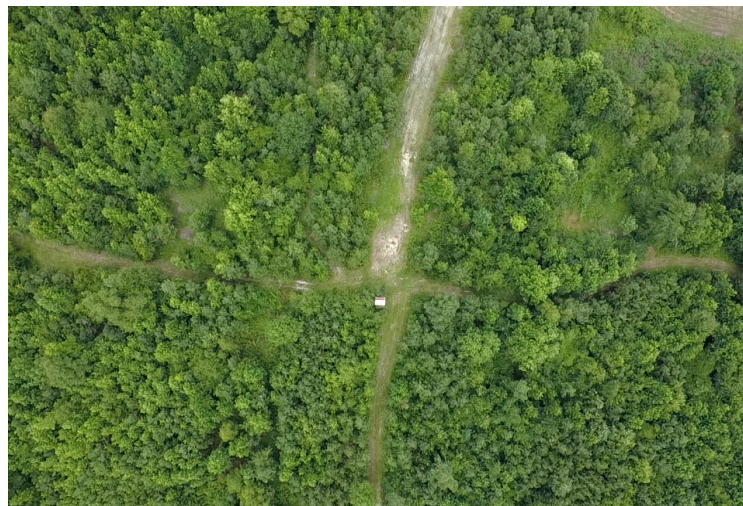
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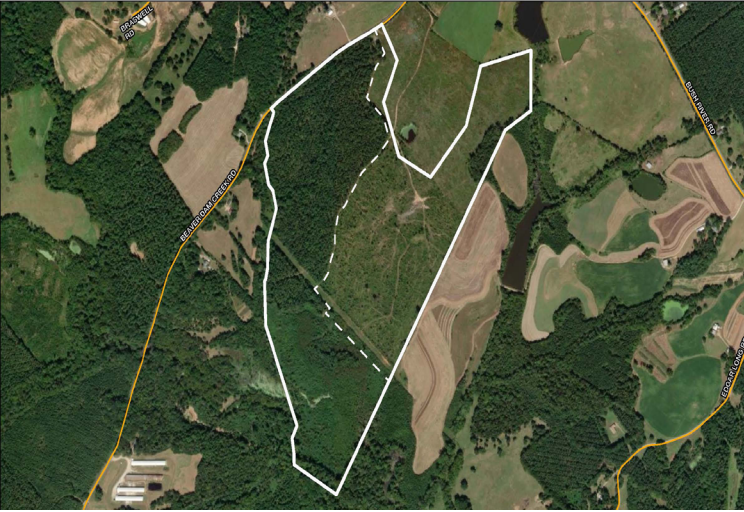
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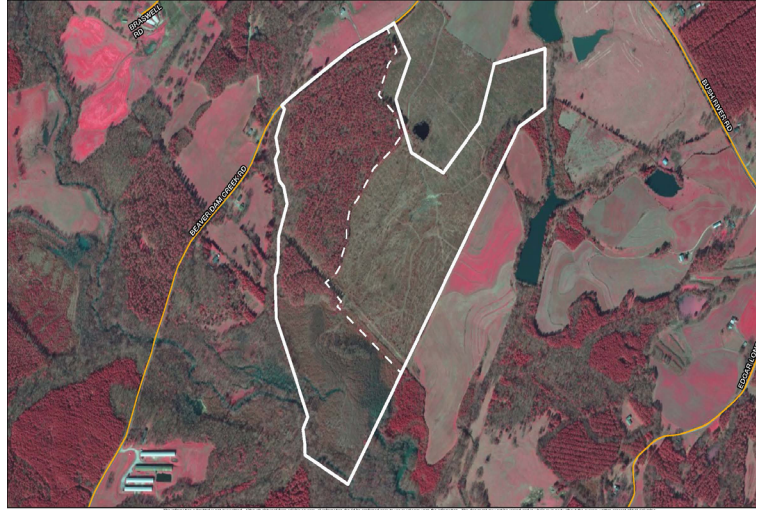
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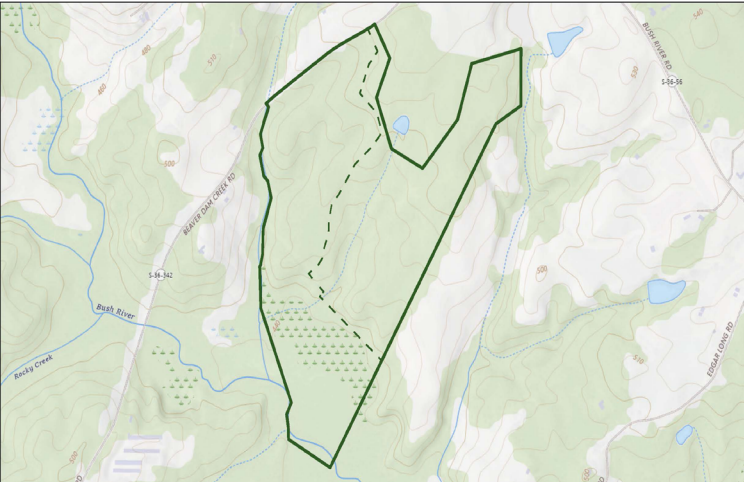
Aerial



2020 Infrared



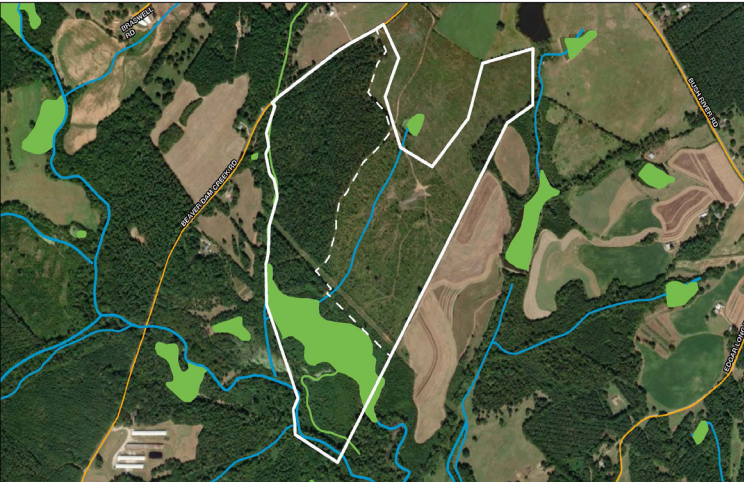
Topographical Map



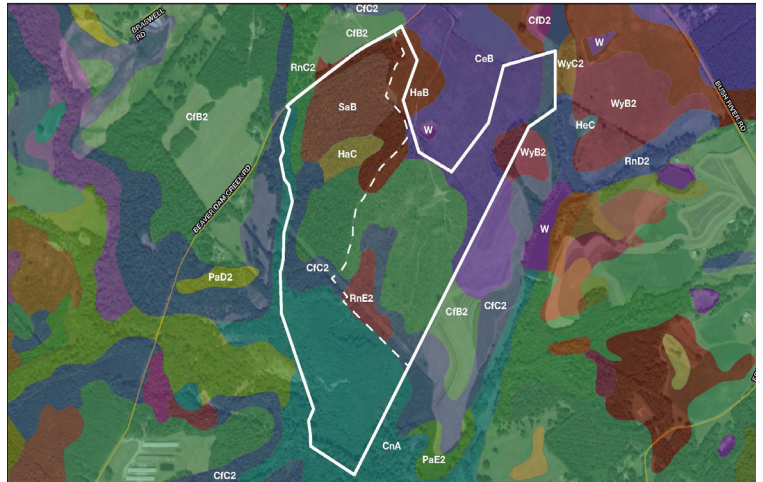
Flood Zones



National Wetlands Inventory



Soil Survey



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