±171 Acres | GREEN FARMS

2318 Beaver Dam Creek Road
Newberry, South Carolina 29108

Huff Creek Properties

~~SALE PRICE: $1,700,000~~
REDUCED: $1,650,000

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

Property Features

- Newberry County GIS #: 180-3 & 180-30
- ±171 Acres
- ±20 - 25 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 minuts 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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101 E Washington St
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

Property Description

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±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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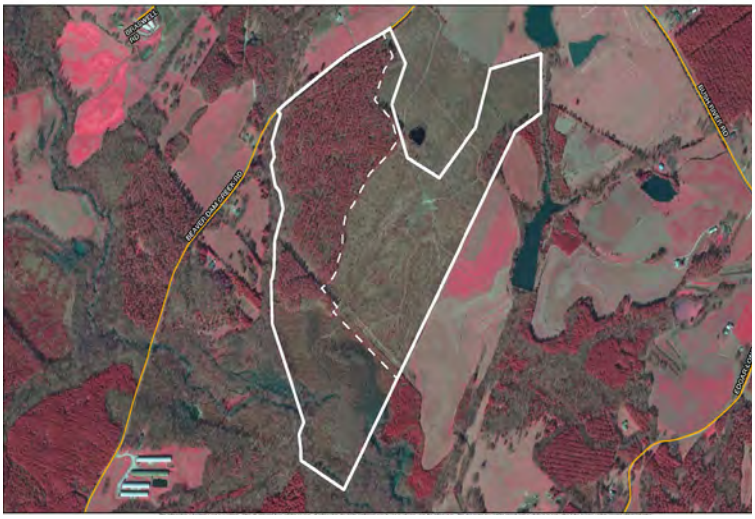
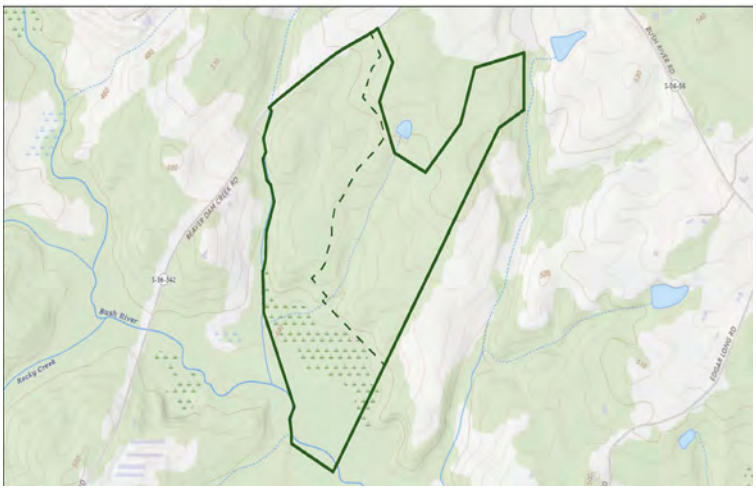
Aerial

2020 Infrared

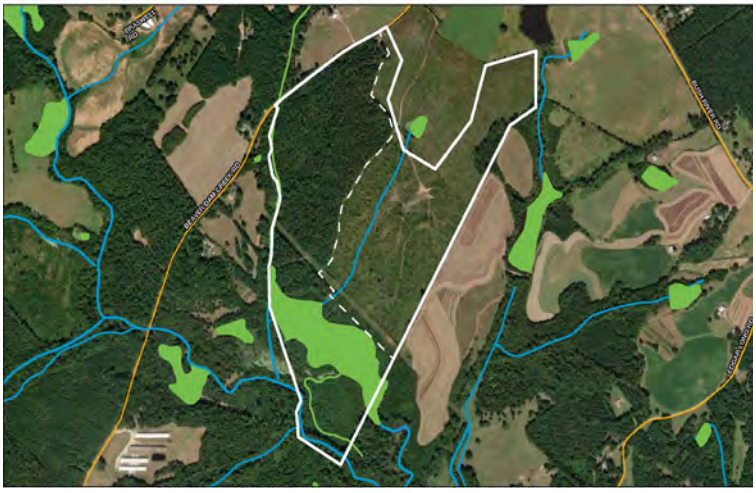


Topographical Map

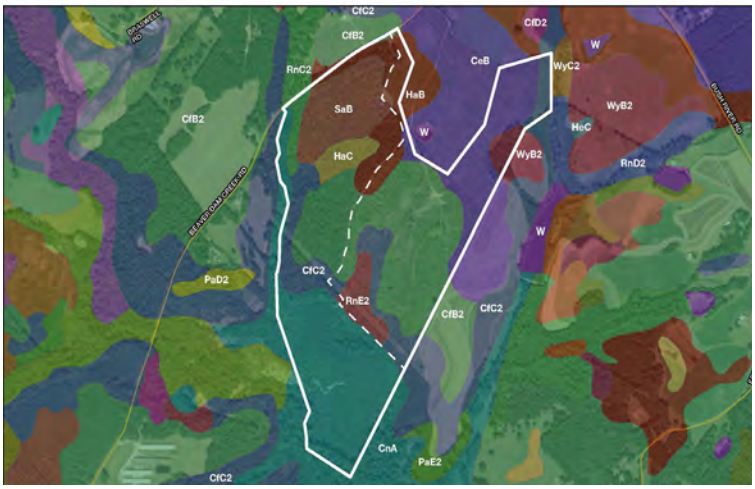


Flood Zones

National Wetlands Inventory



Soil Survey



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