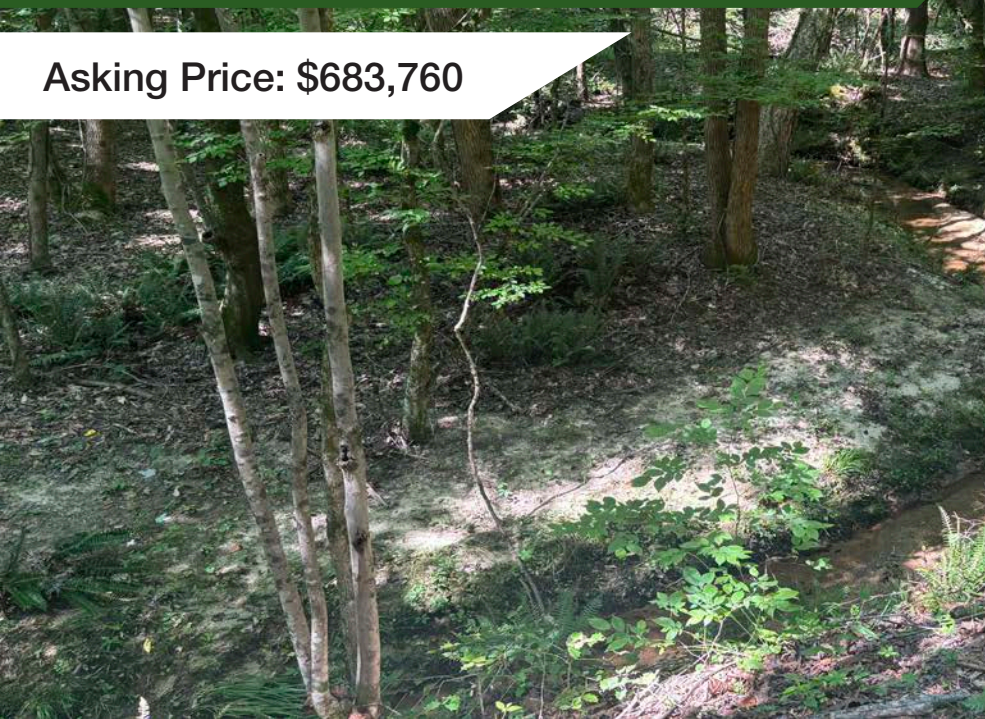


# Old Calhoun Falls | Tract B

Old Calhoun Falls Road, Abbeville, SC 29620

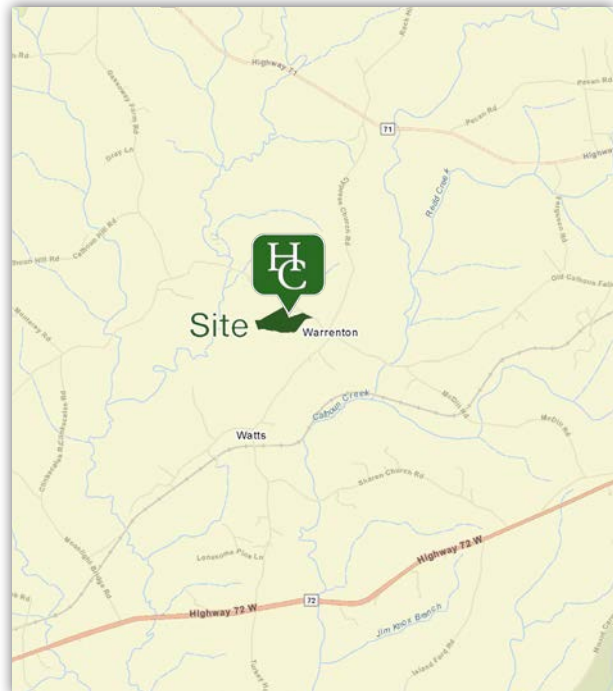
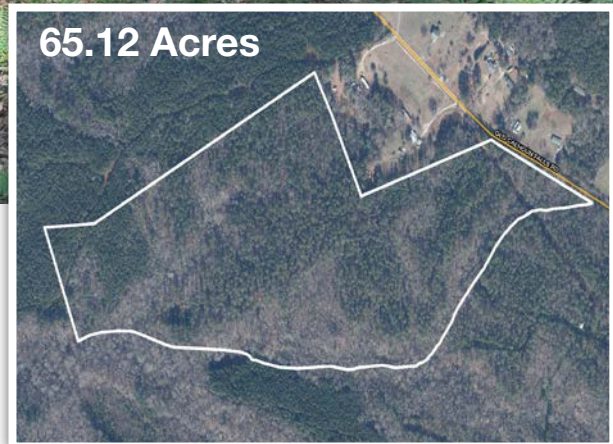


Asking Price: \$683,760



## Property Features

- ±65.12 acres in Abbeville County
- Sale Price: \$10,500/Acre
- ±1.46 miles of creek frontage
- ±779' of frontage on Old Calhoun Falls Rd
- Balance of property consists of saw timber pine and upland hardwoods
- Excellent hunting opportunities for deer and turkey
- Trail system is in place with access to Old Calhoun Falls Rd
- Located 40 minutes from Anderson, and 1 hour and 15 minutes from Greenville
- Adjacent 80.22 acres is also available



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# Property Description

Old Calhoun Falls Road, Abbeville, SC 29620

Located in Abbeville County, this ±65.12-acre recreational and timber tract offers an excellent combination of creek frontage, mature timber, and outstanding wildlife habitat. The property features 1.46 miles of creek frontage, providing exceptional opportunities for hunting and enjoying the outdoors.

The tract is comprised primarily of sawtimber pine and mature upland hardwoods, offering both immediate recreational appeal and long-term timber value. An old usable trail system provides access throughout the property and connects directly to Old Calhoun Falls Road.

Deer and turkey are abundant throughout the area, making this an ideal hunting property, weekend retreat, or long-term investment. Conveniently located just 40 minutes from Anderson and 1 hour and 15 minutes from Greenville, the property offers a balance of privacy and accessibility.

For buyers seeking additional acreage, the adjoining ±80.22-acre tract is also available, creating the opportunity for a larger recreational or investment holding.



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The Timber and Recreational Land Division of NAI Earle Furman

# Property Photos

Old Calhoun Falls Road, Abbeville, SC 29620



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# Map Set | 65.12 Acres

Old Calhoun Falls Road, Abbeville, SC 29620

Aerial



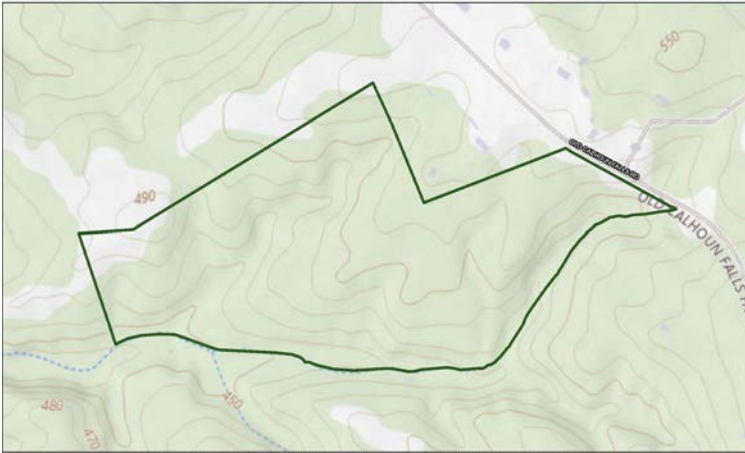
65.12 ± Acres  
Old Calhoun Falls Rd., Abbeville, SC 29620

2020 Infrared



65.12 ± Acres  
Old Calhoun Falls Rd., Abbeville, SC 29620

Topographical Map



65.12 ± Acres  
Old Calhoun Falls Rd., Abbeville, SC 29620

Flood Zones



65.12 ± Acres  
Old Calhoun Falls Rd., Abbeville, SC 29620

National Wetlands Inventory



65.12 ± Acres  
Old Calhoun Falls Rd., Abbeville, SC 29620

Soil Survey



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