# Old Calhoun Falls | ±145 Acres

## Old Calhoun Falls Road, Abbeville, SC 29620

Huff Creek Properties

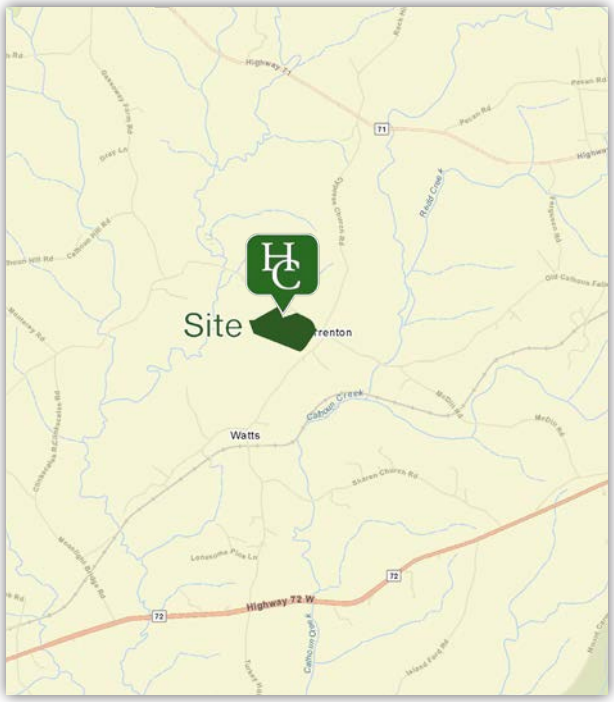
**Asking Price: $1,250,000**





## Property Features

- ±145.34 acres in Abbeville County, SC
- Sale Price: $8,620 per acre
- Over three (3) miles of combined creek frontage
- ±1,686 feet of frontage on Old Calhoun Falls Road
- Contiguous tract comprised of sawtimber pine and mature upland hardwoods
- Established internal trail system providing access throughout the property
- Excellent hunting opportunities for deer and turkey
- Located approximately 40 minutes from Anderson and 1 hour 15 minutes from Greenville
- Minutes from Lake Russell, Lake Secession, and Lake Thurmond




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# Property Description

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Located in Abbeville County, this ±145.34-acre recreational and timber tract offers an exceptional combination of mature timber, outstanding wildlife habitat, and more than 3 miles of creek frontage. With approximately 1,686 feet of frontage on Old Calhoun Falls Road, the property provides excellent access while maintaining the privacy and seclusion sought by outdoor enthusiasts.

The tract is comprised primarily of sawtimber pine and mature upland hardwoods, providing both immediate recreational enjoyment and long-term timber investment potential. An established trail system traverses the property, offering convenient access to the creek, timber stands, and hunting areas.

Abundant deer and turkey populations make this an outstanding hunting property, while its size, timber resources, and water features create a rare opportunity for a private retreat or legacy land investment. Conveniently located just 40 minutes from Anderson and 1 hour 15 minutes from Greenville, the property offers the perfect balance of accessibility and rural privacy.

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# Property Photos

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# Map Set

## Old Calhoun Falls Road, Abbeville, SC 29620

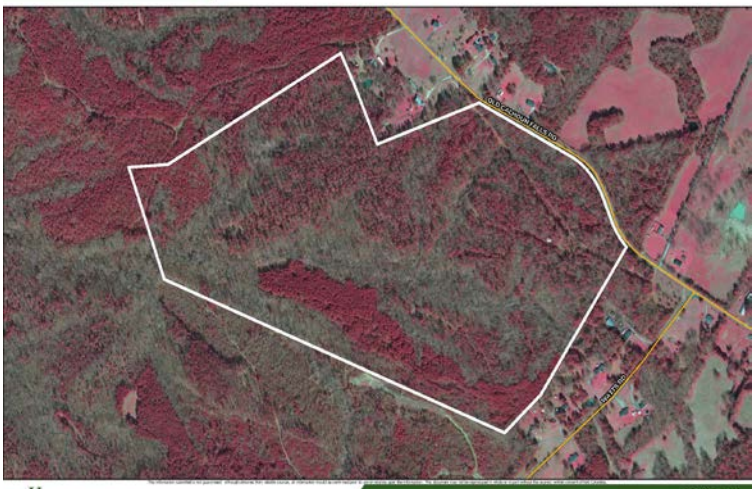
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Aerial



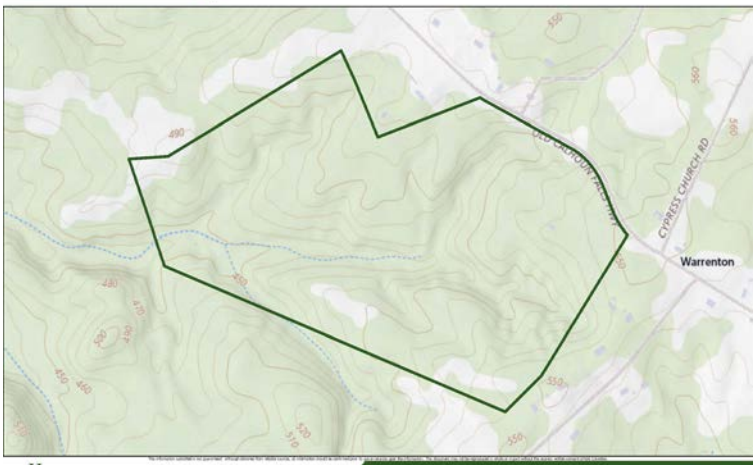

145.34 ± Acres
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2020 Infrared




145.34 ± Acres
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Topographical Map




145.34 ± Acres
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Flood Zones



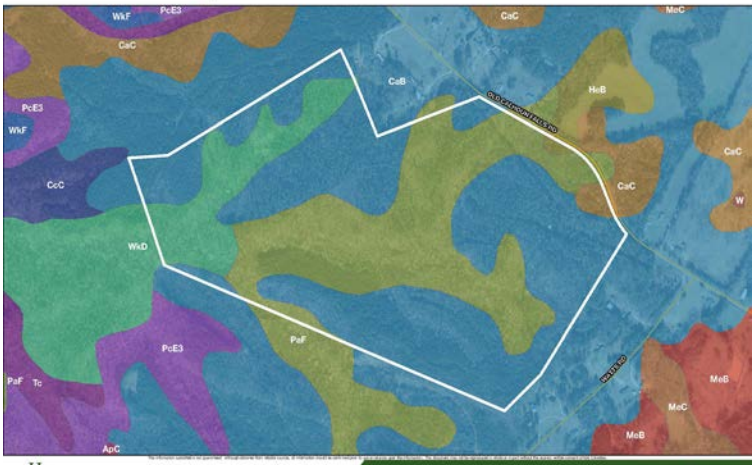

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National Wetlands Inventory




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Soil Survey




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