

Q2 2026

LAND MARKET REPORT



Q2 2026 SC RURAL LAND OUTLOOK

On July 1st the USDA revealed a new \$500 million dollar initiative, the Fertilizer Investment & Expansion for Long-Term Domestic Supply (FIELDS), to bolster the U.S. fertilizer supply chain through long term investments in domestic fertilizer manufacturing facilities. This program offers a solution to a decades long issue of American farmers relying on volatile foreign suppliers vulnerable to global supply chain disruption. The announcement of FIELDS follows prior actions by the current administration to address surging fertilizer costs that “designated phosphate and potash as critical minerals, signed a USDA-Department of Justice Memorandum of Understanding to address anti-competitive practices affecting agricultural inputs, worked with federal partners to accelerate major domestic fertilizer manufacturing projects, and recently established a dedicated USDA Agricultural Economist position focused on fertilizer markets and agricultural inputs.” Support for overall national security is the main objective of these combined efforts. Lowering costs for farmers and consumers and revitalizing a crucial supply chain are two tangible goals that, if achieved, have the potential to directly impact the security of sustainable farming practices in the U.S.

A pending lawsuit against Greenville County for reversing the previous approval of a large subdivision in Piedmont has drawn renewed scrutiny on a past land use code. Development ordinance 3.1, which authorized the county planning commission to deny developments on land with no zoning if the project was not compatible with the surrounding area, was repealed in 2021 due to a litany of lawsuits brought against the county by developers who argued the code was too vague. The current lawsuit mirrors a previous one lost by Greenville County in 2020 when ordinance 3.1 was still in effect. In that case, the court ruled that the planning commission lacked the legal authority to rescind its earlier approval of the development project and therefore violated the vested rights act. Some council and planning commission members are in favor of reconsidering the ordinance and a revised draft is currently under review. Initial feedback from county leaders indicates this version requires more precise language to address the ambiguity in the original edition.

SOURCE: [USDA](#)

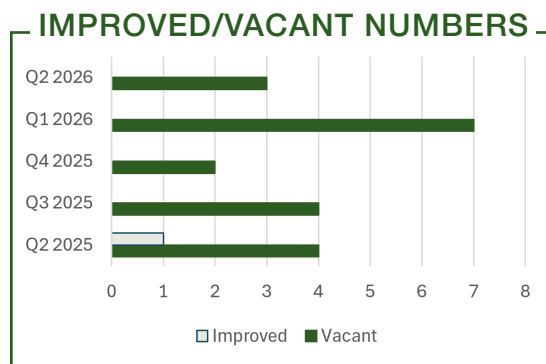
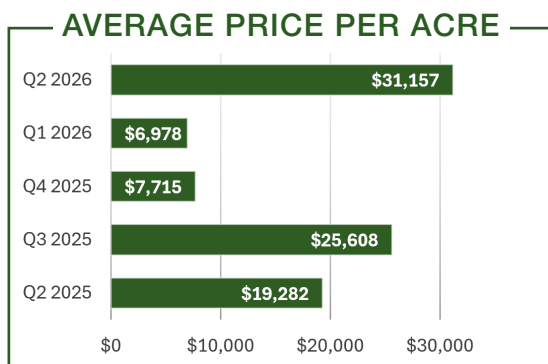
UPSTATE SC LAND STATISTICS Q2 2026

	Total Sales	Vacant Land Sales	Improved Land Sales
Total (min. 5 Acres)	536	347	189
5-20 Acres	347	210	137
20-100 Acres	168	123	45
100-500 Acres	24	17	7
500+ Acres	1	0	1

SOURCE: [CRS](#)

Q2 2026

HUFF CREEK TEAM STATISTICS Q2 2026



8 Counties

REPRESENTED IN THE LAST
12 MONTHS

±1,818 Acres

SOLD IN THE LAST
12 MONTHS

CURRENT HUFF CREEK INVENTORY VOLUMES

33
PROPERTIES

\$39M

±3,324
ACRES

FEATURED HUFF CREEK LISTINGS



±145 Acres

OLD CALHOUN FALLS TRACT
Abbeville, South Carolina



±307 Acres

JOHNSON CREEK FARM
Due West, South Carolina



±171 Acres

GREEN FARMS TRACT
Newberry, South Carolina

FEATURED HUFF CREEK CLOSINGS



±105 Acres

CALDWELL RD
Blacksburg, South Carolina



±423 Acres

252 BEAR DEN RD
Blacksburg, South Carolina



±7.29 Acres

NPA HWY 184 WEST
Abbeville, 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.

\$300M
IN SALES SINCE 2010

35,000+
ACRES SOLD SINCE 2010

34 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



HARRISON MORGAN
Associate



STAY CONNECTED



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