Little River Tract | ±54.87 Acres

Island Ford Road, Silverstreet, SC 29145

Huff Creek Properties

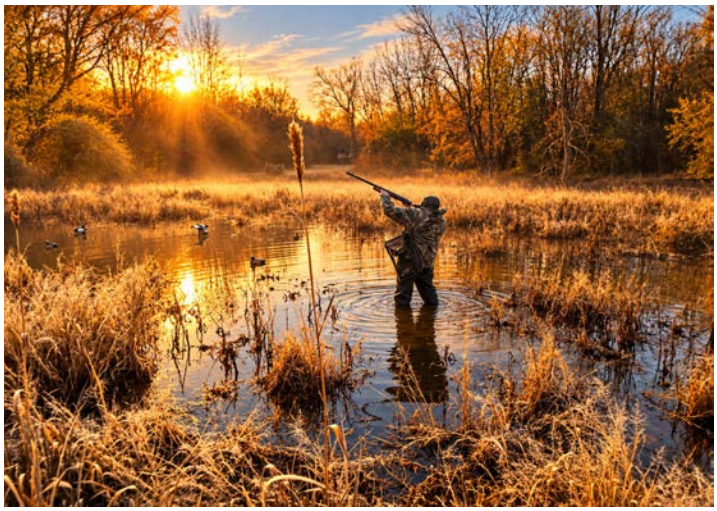


SALES PRICE: $8,995/Acre

Property Features

- Newberry County Parcel # 109-7
- Asking Price: $8,995/Acre
- ±0.5 miles of frontage on the Little River
- ±1.5-acre pond with bass, bream, and crappie
- ±2-acre floodable duck swamp
- ±1,100' of frontage on Island Ford Road offering three points of gated access
- Excellent wildlife habitat diversity supporting high-quality deer, turkey, and duck hunting opportunities
- An extensive internal road system in excellent condition
- Cleared home site overlooking the pond
- Buzzard's Roost Boat Ramp on the south end of Lake Greenwood is less than 15 minutes away





Driving Distances

GREENWOOD	30± Minute Drive
CITY OF GREENVILLE	60± Minute Drive
CITY OF COLUMBIA	60± Minute Drive

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The Little River Tract presents an incredibly rare opportunity to purchase a high-quality recreational property with 0.5 miles of river frontage in an area with excellent deer and turkey populations and surrounded by large acreage private and timber REIT land holdings. This +-54.87 acres also offers a +-1.5 acre pond with great fishing opportunities for bass, bream, and crappie, a floodable +-2 acre duck swamp, and a cleared homesite overlooking the pond.

The property offers incredibly diverse wildlife habitat for a tract this size including mature pine and hardwood stands, sections of thick privet along the river, small openings, and a large bend in the river that creates a very high traffic deer crossing. The road system also supports access in a full-sized truck or SUV and these lanes are suitable for implementing secluded interior food plots as well.

> *"The Little River Tract is an incredible opportunity for a true honey hole that offers the recreational opportunities of a property 3-4 times its size."*

Southwest Newberry County is a very desirable region of Upstate South Carolina for recreational tracts where quality opportunities for entry seldom hit the market. The property is conveniently located just over an hour from both Greenville and Columbia, +-30 minutes from Greenwood, and Buzzard's Roost Boat Ramp on the south end of Lake Greenwood is less than 15 minutes away.

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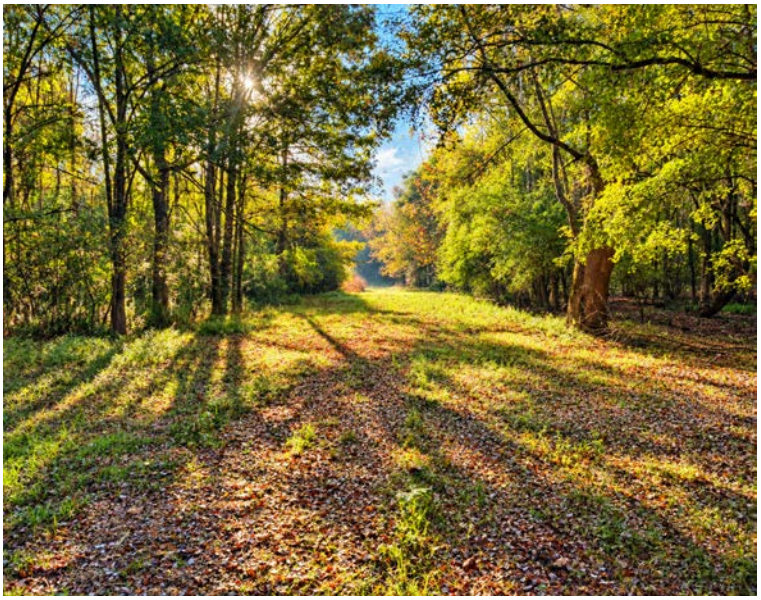
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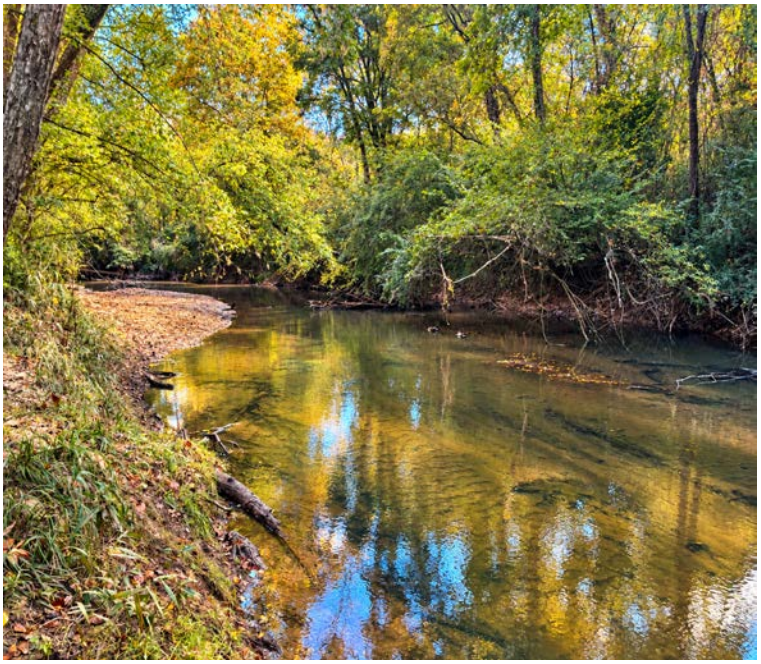
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Map Set

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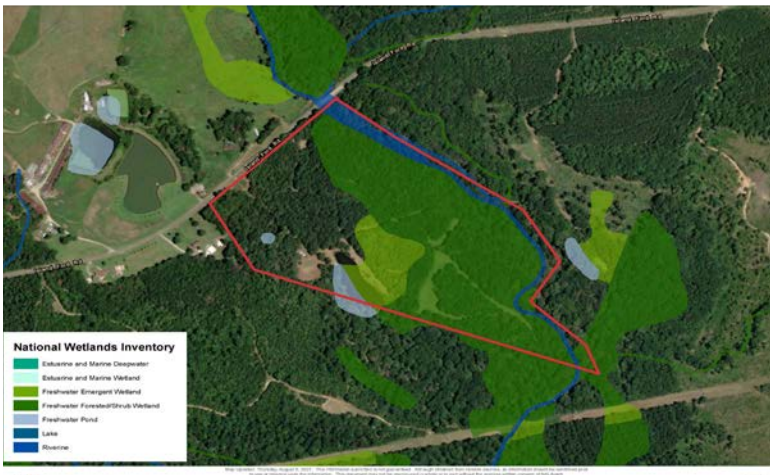
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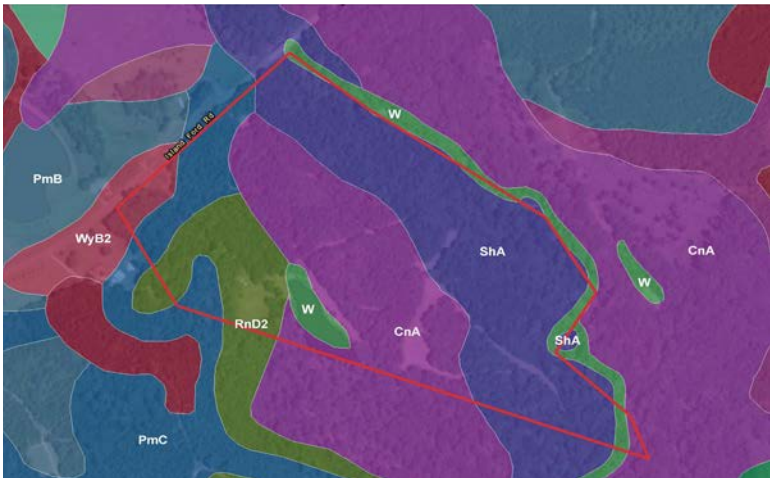












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