

FOR SALE

Johnson Creek Farm | ± 307 Acres
Abbeville County, South Carolina

 **Huff Creek**
Properties

SALE PRICE: \$2,763,000

VIEW SITE VIDEO



Thoughtfully Designed Hunting & Timberland Investment Tract
A Turnkey Recreational & Timber Investment Opportunity

Harrison Morgan
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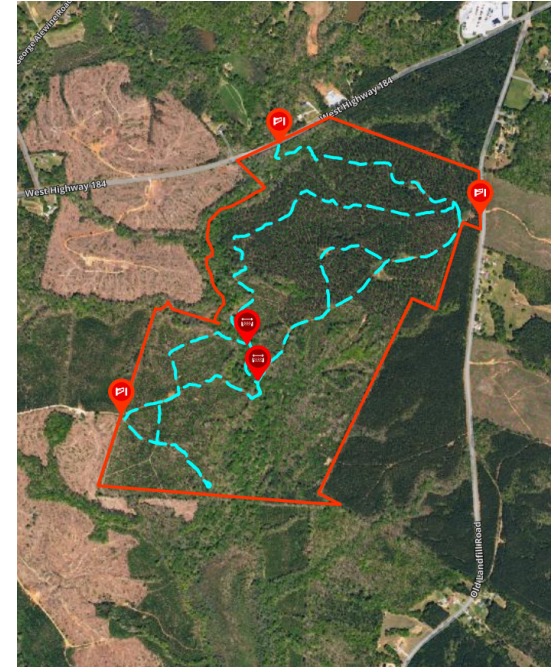
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The Timber and Recreational Land Division of NAI Earle Furman

101 E. Washington St.
Greenville, SC 29601
huffcreekproperties.com


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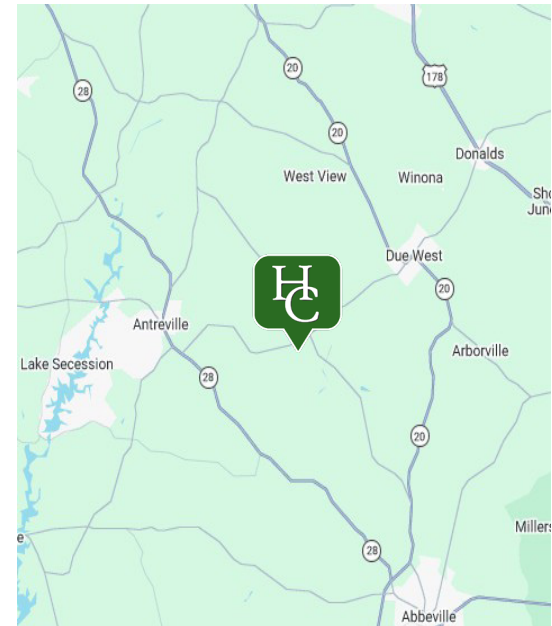
Property Features

- Newly improved road system providing access to all major sections of the property
- Upgraded infrastructure for reliable year-round use
- Strategic layout ideal for stand placement, food plots, and habitat management
- Optimal Dove Field Location
- Fire Pit & Graded Camp site
- Three Gated Entrances
- Owner Financing Available



Prime Property Location

- Abbeville, County, South Carolina
- ± 55 minutes to Downtown Greenville
- ± 55 minutes to Clemson
- ± 25 minutes to Downtown Anderson
- ± 10 minutes from Historic & Quaint Abbeville, shopping, restaurants, & playhouse
- Surrounded by large timer and recereational tracts, enhancing privacy and wildlife quality



Property Description

Johnson Creek Farm
Abbeville County, South Carolina



±307 Acres Thoughtfully Designed Hunting & Timberland Investment Tract

Johnson Creek Farm is a beautiful ±307 acre, fully enhanced hunting and timberland investment tract located in the heart of Abbeville County. With a balanced mix of pine, upland hardwoods, and bottomland swamp, the property offers exceptional wildlife habitat, strong long term timber value, and a turnkey recreational setup.

Prime location only 10 minutes from Historic Abbeville Square, shopping & restaurants. 55 minutes from Downtown Greenville, 55 minutes from Clemson, and 25 minutes from Downtown Anderson, the farm provides seclusion with easy access to major Upstate markets. A rare opportunity to own of the best large continuous tracts of land in the Upstate!

Property Composition

- ±201 acres of pine (merchantable and pre merchantable stands)
- ±65 acres of upland hardwood
- ±32 acres of bottomland hardwood & lowland swamp
- Johnson Creek runs through the center of the property, creating diverse habitat and natural water features
- Extensive internal road system with recent construction and improved access throughout

Wildlife & Recreation

Johnson Creek Farm is a proven hunting property with exceptional habitat diversity:

- Tremendous deer population with trophy bucks
- Robust turkey population supported by upland hardwood ridges and managed openings
- Duck hunting in the swamp and bottomland areas along Johnson Creek
- Wild hogs present, offering additional year round hunting
- Coveys of quail on the property
- Excellent dove field location



The property is perfectly laid out with water, food sources, and cover, which provide a true four season sporting experience.

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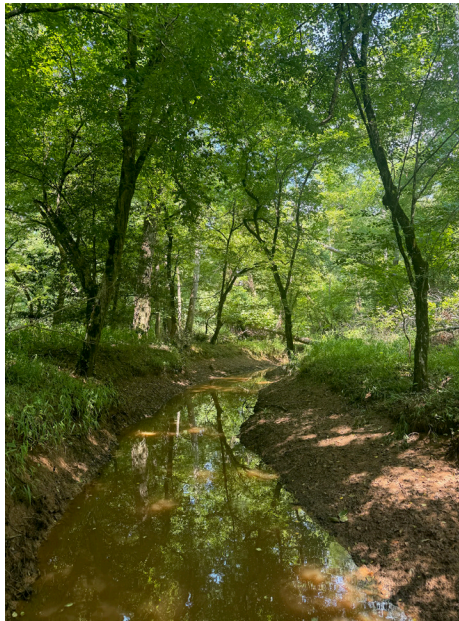
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