

167 Acres | Price Reduced

Fort Wagner Road Blair, SC 29015

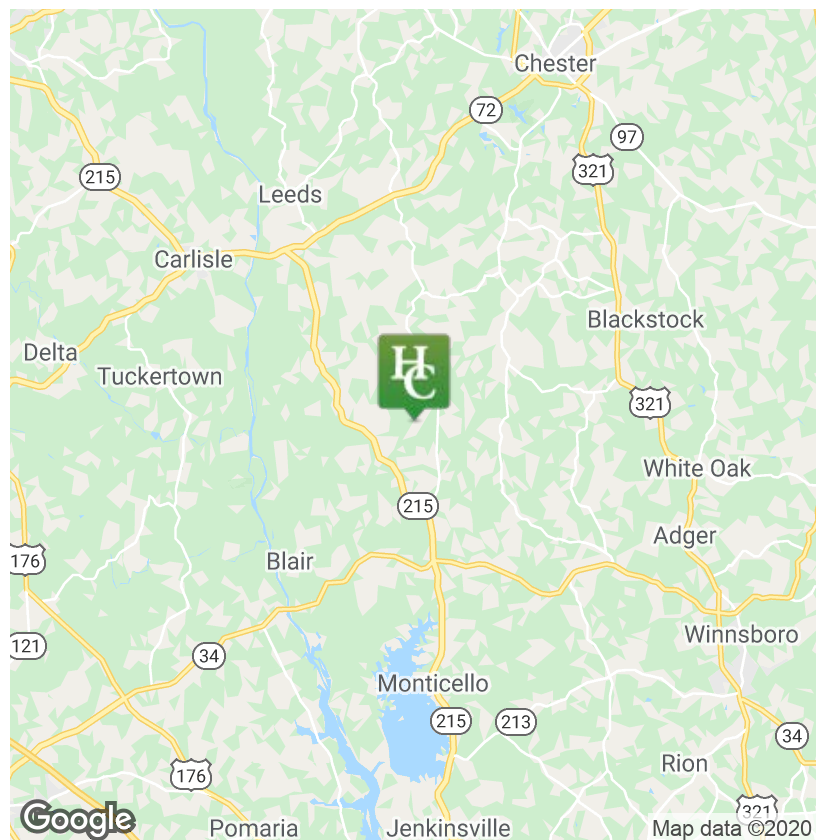


\$500,833



Beaver Creek Farm | Tract B

- Drone Video: <https://vimeo.com/455819183>
- PRICE REDUCED!
- Fairfield County Tax Map # 048-00-00-015-000 (a portion of)
- Asking Price: \$2,999/acre
- Two large fields consisting of 34+/- acres in current crop production one of which is 25+/- acres and offers tremendous potential for a large dove field
- Just under two miles of creek frontage (Beaver Creek and Reedy Branch which converge in the SW corner of the property)
- The bulk of the property consists of a very even combination of large, beautiful stands of mature upland hardwood, unthinned loblolly pine stands, and broad bottom areas with a great contrast of aesthetic clearings and dense thickets
- Thriving deer and turkey populations
- Excellent topography offers unlimited home sites with beautiful views of the rolling fields
- Approximately 1/2 mile of frontage on Fort Wagner Road
- Located 5+/- miles from the Broad River and Lake Monticello, 50+/- minutes from Columbia, 1.5 hours from Greenville, and just over an hour from Charlotte
- <http://www.huffcreekproperties.com/listings/167/fort-wagner-road>



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📍 101 E Washington St
Greenville, SC 29601
naief.com

Property Description

Beaver Creek Farm



PROPERTY DESCRIPTION

When assessing quality hunting and recreational properties, habitat diversity is generally the most desirable attribute because this aspect can be difficult to find or replicate. The natural balance of Beaver Creek Farm exists at such an abnormally high standard that recreating its features would be a challenge even with unlimited time and resources. The backbone of the tract is two creeks that stretch for approximately one mile each through the interior of the property before converging in the southwest corner. These major wildlife corridors are complemented by vast hillsides of pristine upland hardwoods, broad hardwood bottom areas with large clearings and dense thickets, and several unthinned loblolly pine stands. The gently rolling crop fields place an aesthetically pleasing finishing touch to the farm as well. The local deer and turkey populations are truly thriving and the layout of the big field (25+/- acres) has a very appealing set up to plant for doves.

LOCATION DESCRIPTION

Located 5+/- miles from the Broad River and Lake Monticello, 50+/- minutes from Columbia, 1.5 hours from Greenville, and just over an hour from Charlotte



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Drone Photography

Beaver Creek Farm



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Additional Photos

Beaver Creek Farm



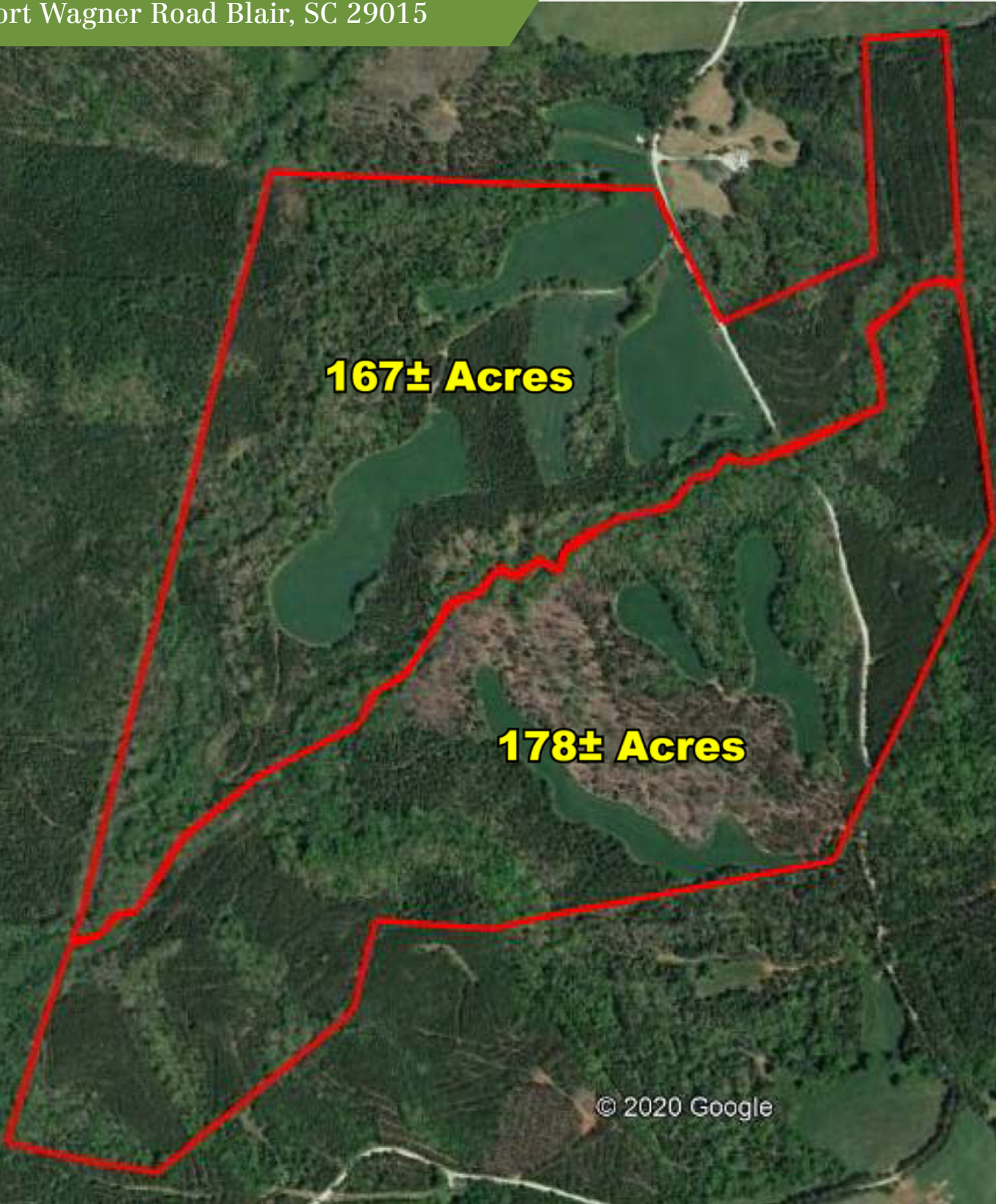
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Subdivision Options

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167± Acres

178± Acres

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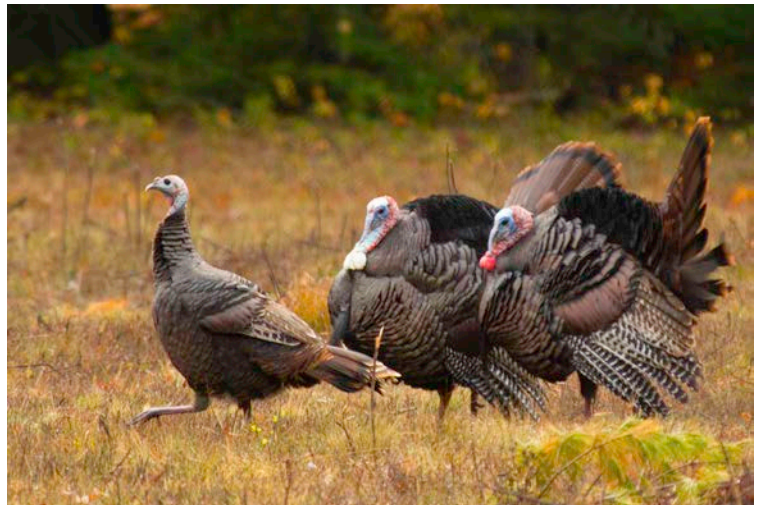
Broker's Insight

Beaver Creek Farm

Broker's Insight

"The upsides of the Beaver Creek Farm are beyond impressive. The diversity of the wildlife habitat is complemented by fifty acres of irregularly shaped fields which provide a multitude of secluded corners, bends, and depressions ideal for deer and turkey hunting set-ups. In addition, the property has plenty of space with tremendous potential for creating sanctuaries on both sides of the fields to minimize pressure on deer and turkey populations. Another advantage is an existing crop lease agreement that would allow the fields to be planted with food sources on an annual basis."

Wild turkey numbers have remained strong on Beaver Creek Farm during the current fifteen year decline throughout South Carolina and the lay of the land fosters a legitimate scenario for growing and holding trophy whitetails. The potential to implement an exceptional dove field cannot be emphasized enough and a population of wild quail resides on the property as well. Beaver Creek Farm is truly an extraordinary piece of ground ideal for the avid hunter."



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