

Ervindale Farm

672 Boxwood Road | Laurens, SC 29360

 Huff Creek
Properties

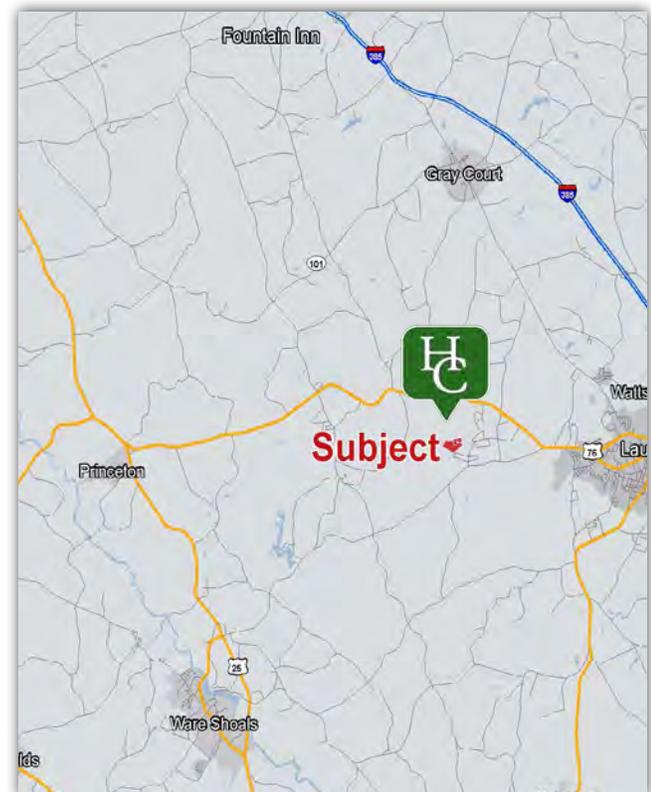
SALE PRICE: \$1,860,000

VIEW SITE VIDEO



Property Features

- Laurens County TM#s 198-00-00-028 & 198-00-00-005
- 3 BA / 3 BR home
- 350' of creek frontage
- ±35 acres of timber stand with a majority of which is mature upland hardwood with excellent numbers of white oaks
- The balance of the property consists of well maintained pasture currently housing a cattle herd
- ±45 minute commute from downtown Greenville
- Located less than 3 miles from the city limits of Laurens and 0.5 miles from Lake Rabon
- Quality deer and turkey hunting opportunities
- Excellent potential for a large dove field behind the home with a 400 yard long powerline



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101 E Washington St

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huffcreekproperties.com

Property Description

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Ervindale Farm is a unique opportunity to acquire a cattle farm in the heart of western Laurens County. The property consists of +-55 acres of well-maintained pasture (with hot wire fencing) and +-35 acres of mature upland hardwoods including a creek bottom with 350' of creek frontage. Gently rolling topography is another desirable feature that allows for convenient access throughout the entire +-92.53 acres. Ervindale currently houses a herd of 20-30 cows and is set up to operate a turnkey cattle operation. Given the substantial amount of pasture, the property also has tremendous upsides for high quality hunting opportunities from a habitat diversification standpoint. Large sections of native grasses and planted pines could be established with sufficient tillable acreage remaining to plant a large dove field (with a 400-yard powerline in place) and smaller, secluded areas for food plots. The hardwood creek bottom at Ervindale already serves as an excellent wildlife corridor and creating a truly diverse habitat aimed at holding large numbers of deer and turkeys is a realistic possibility.

The main residence at Ervindale is a +- 3,000' two story farmhouse (3BR/3BA) located +-1,100' down a secluded paved driveway that offers an element of privacy. The vantage point from the expansive back porch is stunning and the views at sunset and sunrise authentically resemble a painting of the countryside. The kitchen is located at the rear of the house and overlooks the back porch which was constructed entirely with Brazilian Walnut. Granite countertops, a porcelain farmhouse sink, tile floors, and two rockers by a brick fireplace combine to make this a warm and inviting space with excellent natural lighting. The main level also includes two large living spaces on opposite sides of the home: a formal living room with a second fireplace and a large den (each with hardwood floors). A breakfast room, full bathroom, and pantry are also on the main level. Three bedrooms and two additional full bathrooms (including a master with a walk-in closet) are located on the second floor. The property includes some outbuilding as well including a shed, one large, concrete dog run for two (2) dogs, and a barn with an overhang.

Ervindale Farm presents a unique opportunity to purchase a pristine working cattle farm with excellent hunting/recreational opportunities located less than 3 miles from the city limits of Laurens (and Laurens High School), +-0.5 miles from Lake Rabon, and a 45-minute commute from downtown Greenville.

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The Timber and Recreational Land Division of NAI Earle Furman

Drone Photos

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Exterior Photos

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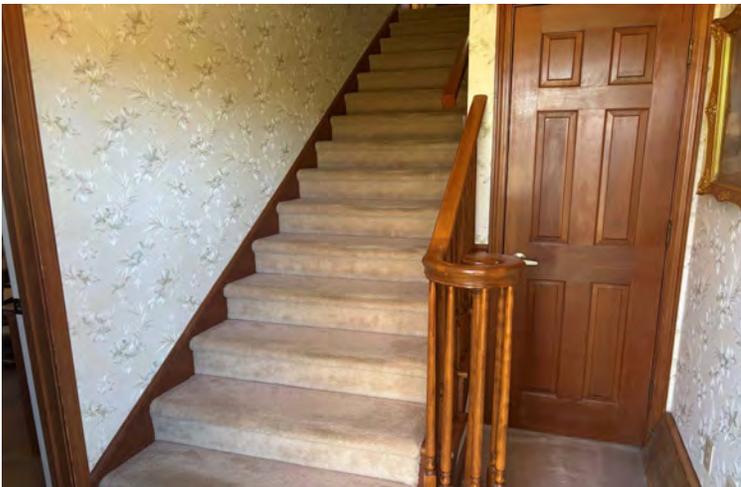
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