



Land&Timber

Abbeville Sportsman's Farm

Tract Size: +/- 208.28 acres

TID #: 094-00-00-029

Utilities: Power and well water, Septic reqd.

Price: \$570,687 (\$2,740 per acre)

Location: Rock Hill Rd, Abbeville County

Zoning: None

One of the most outstanding sportsman's farm we've ever offered, and at an attractive price! Located within an hour of Greenville or Anderson, just north of Abbeville, SC off of Highway 28. Two ponds and several streams on the property. The acreage is half pasture/fields and half mature mixed pine and hardwoods. A mile of frontage on Calhoun Creek with over 20 acres of mature bottomland hardwoods! The seller has planted 10 acres of wildlife food plots scattered across the property and made many other improvements. The farmhouse and barn are sold "as is". This is the total package for the recreational buyer with the absolute best deer, turkey and wing shooting that upstate SC has to offer!



Offered by John Stillwell 864-414-1879 or www.jenksincrealty.com



Abbeville Sportsman's Farm



Note: Property lines are approximate and are shown for informational purposes only

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Hardwood bottomland along Calhoun Creek



**Mature hardwoods, red oak,
white oak and hickory**



Wildlife food plot along the creek



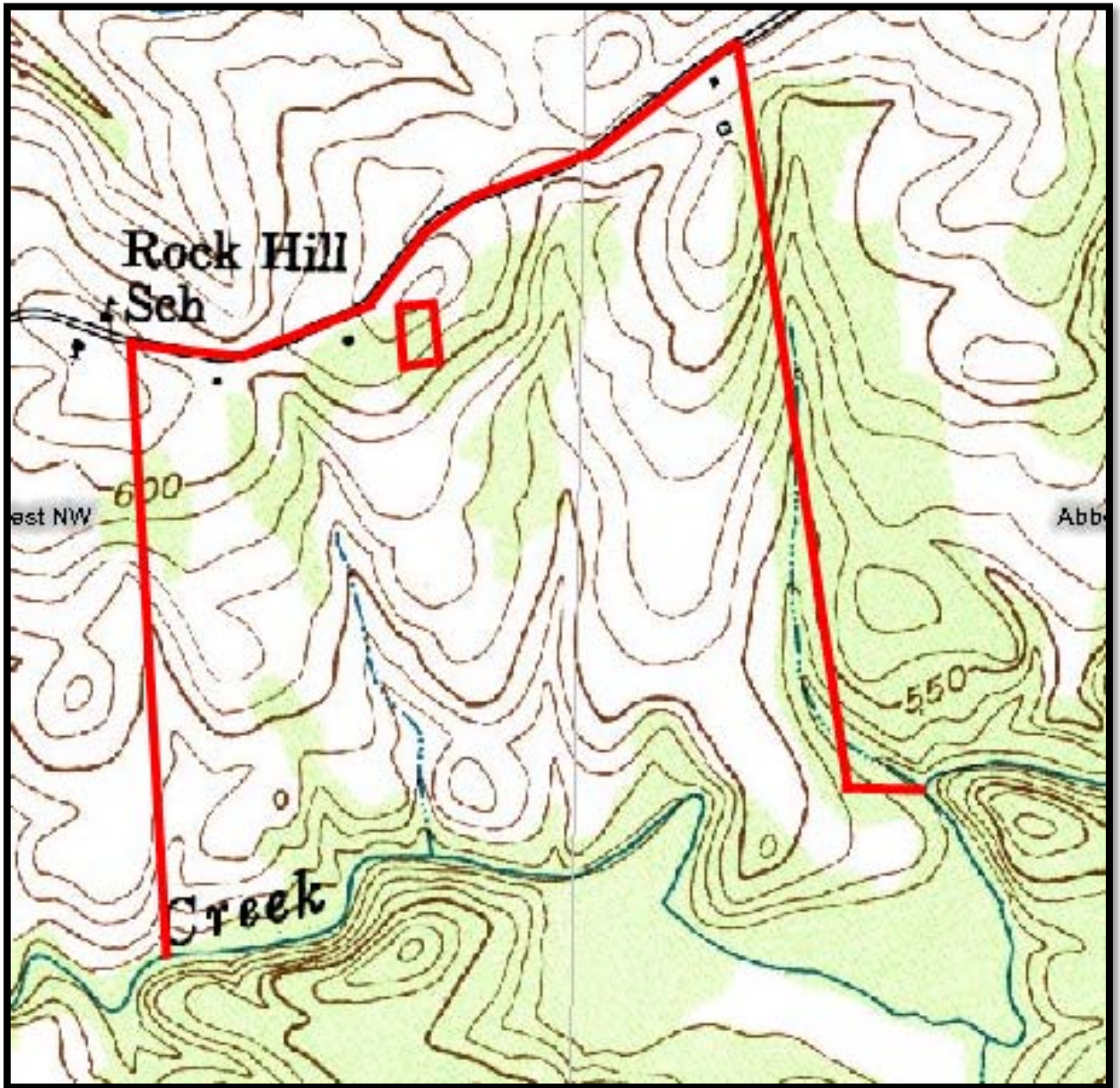
~1 acre fish pond

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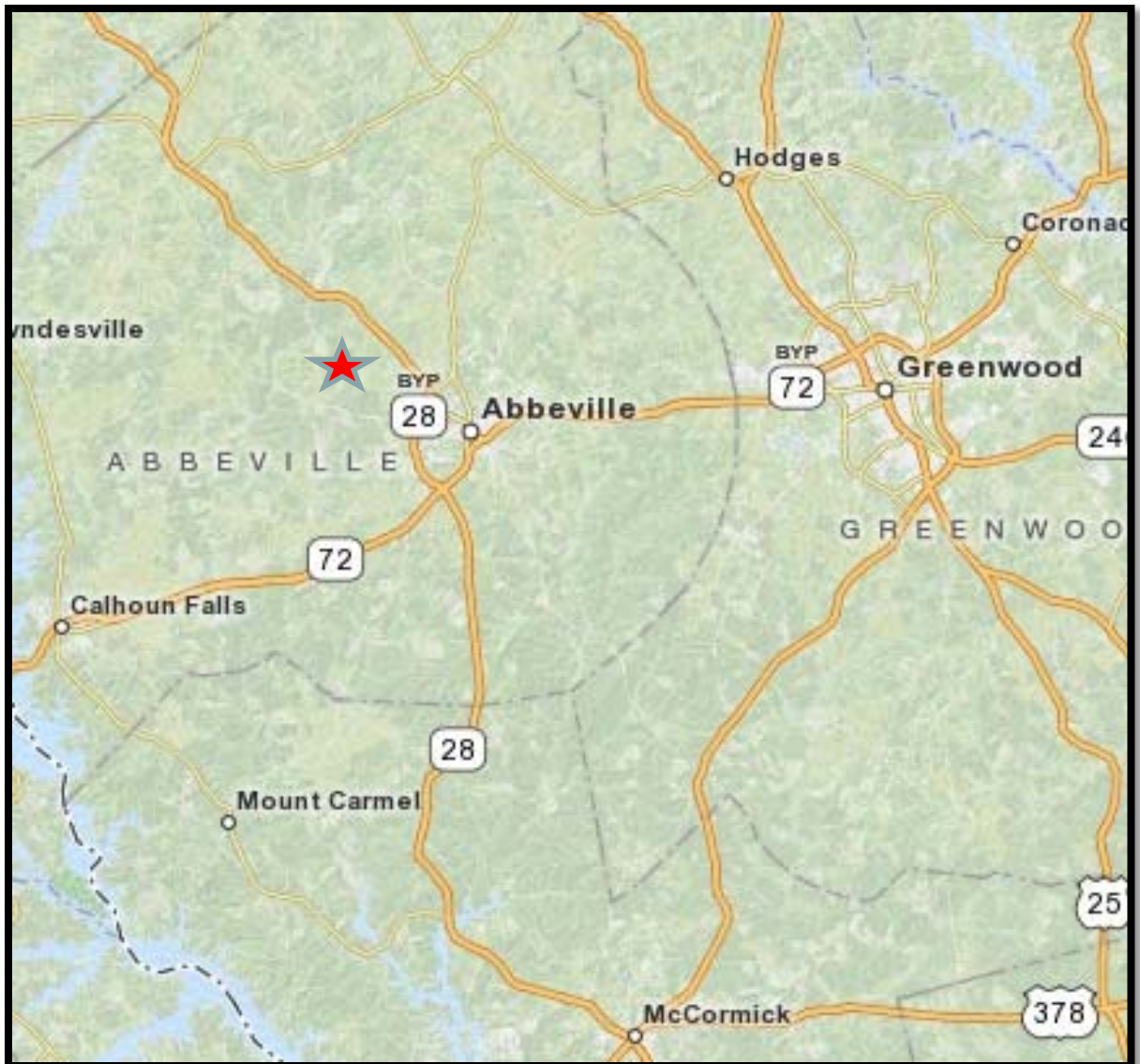
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Abbeville Sportsman's Farm

Tract is located northwest of Abbeville, SC on Rock Hill Road, ½ mile west of Highway 28



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