



JenksIncRealty

Gray Court Farm

Timberland, Recreational, Farm, Residential

122 Lucille Drive, Gray Court, SC 29645

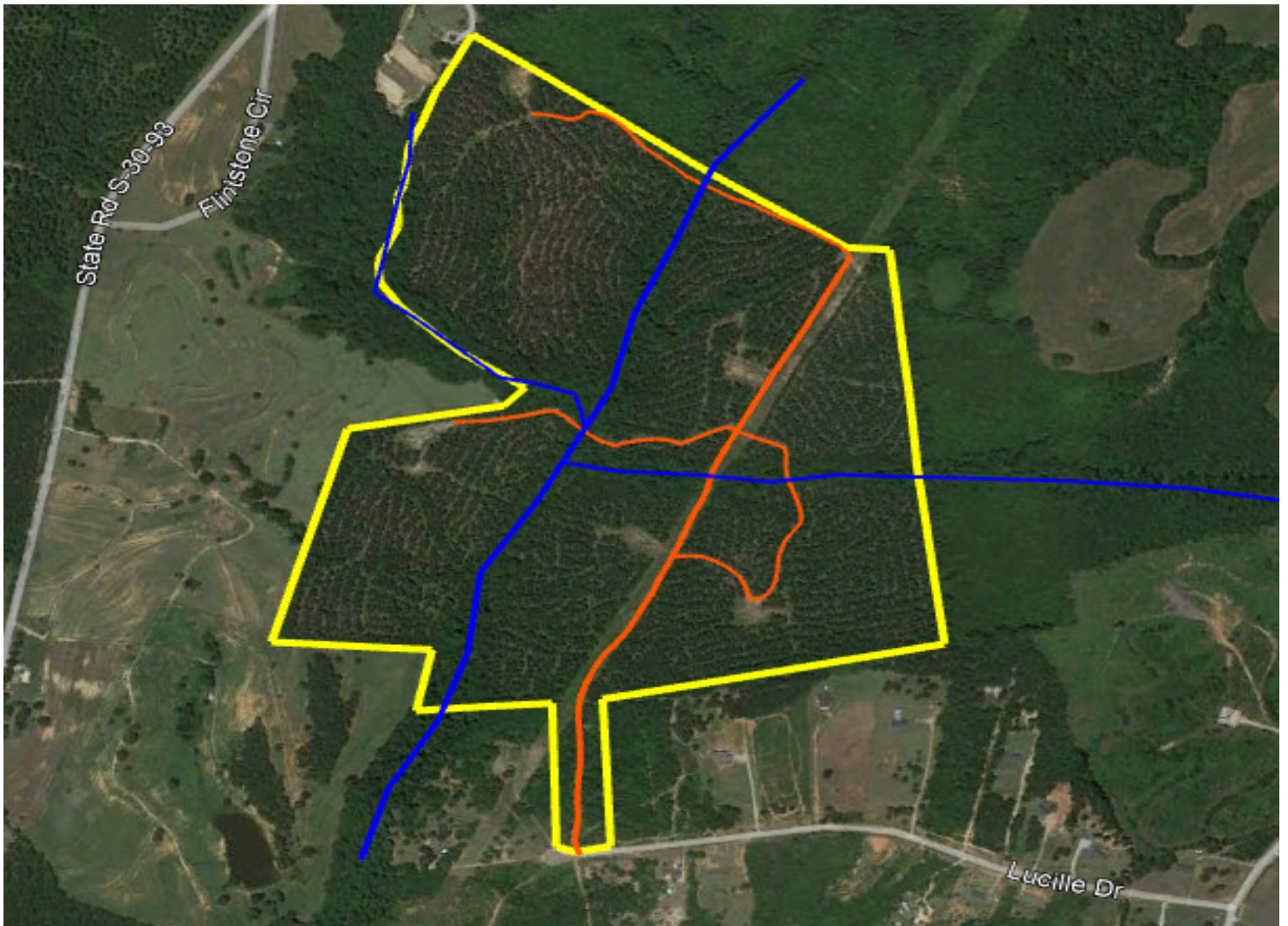
Price: \$899,000

Acreage: 127.33

County: Laurens

Parcel Tax ID: 225-00-00-001 & 225-00-00-043

MLS #: 1492038



John E. Stillwell

Cell: (864) 414-1879 Email: john@jirland.com

www.jenksincrealty.com 864-631-2770



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Everyone wants a great recreational and timber farm where they can leave their house or office and be on their property in 30 minutes. The Gray Court Farm delivers that and so much more! Professionally managed for timber and wildlife, good access with an internal road/trail system, multiple flowing creeks with rock formations and waterfall, merchantable pine with significant value, hardwoods for wildlife and top-notch hunting less than 30 minutes from downtown Greenville!

The Gray Court Farm is an outstanding timberland tract, with 100 acres of 1997 loblolly pine that has been professionally managed and just had a 2nd thinning in 2022. There are also large areas of hardwoods along the three year-round flowing creeks that provide diversity and a food source for wildlife. This land will continue to produce strong growth for as long as it is managed for timber.

This farm also provides excellent recreational opportunities! There is very good hunting for deer, wild turkey, and other small game, with years of proven success. The current owner maintains 3.5 acres of wildlife food plots on the property for deer and wild turkey. There is a powerline right-of-way bisecting the property that is used for food plots, deer stand shooting lanes and has the main road providing access to the majority of the property for hunting and forestry activities. There are ATV trails throughout the property for equipment access, hunting and game recovery. Three box blind deer stands will remain on the property for the new buyer.

The tract has gated access from Lucille Drive via an all-weather gravel road. Multiple sites are available that would be suitable for construction of a residence, a cabin/barndominium or an RV campsite if the new owner desired. Power, public water, phone and fiber internet are available from Lucille Drive. A septic system would be required for wastewater.

The best feature of this acreage? Location! Downtown Greenville, SC is just a 30-minute drive, and Simpsonville or Fountain Inn residents can be there in 15 minutes!

Please note that the 3.33 acres fronting Lucille Drive is subject to restrictive covenants, with no commercial activity allowed. (The larger 124-acre parcel has no restrictions). The farm is actively used for hunting, so please don't enter the property without first notifying the listing agent.

To set up
a showing
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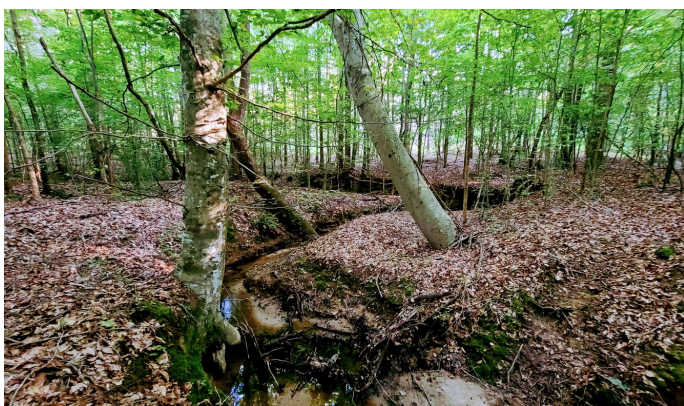
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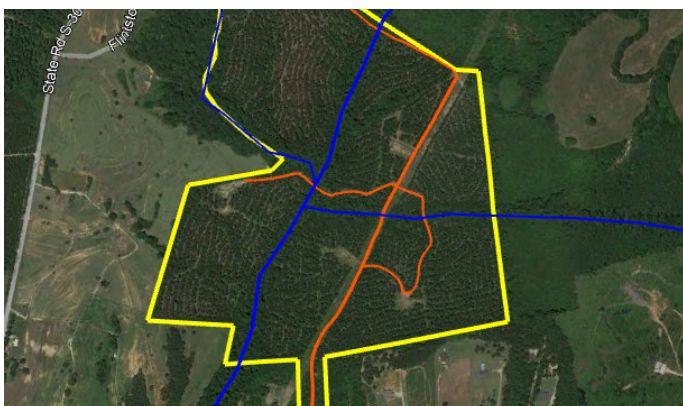
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