



Land For Sale
207.83 Acres
Iva, South Carolina



Second Price Reduction!

Lake Russell Farm

830 Mill Creek Road
Iva, South Carolina 29655

Property Highlights

- The property has 3/4 mile of frontage on Lake Russell with excellent rolling topography, a mixture of pine and hardwood, and an excellent bottom area for a potential duck impoundment
- 1+/- acre pond
- 12+/- food plots one of which is 2+/- acres and has been planted as a dove field in the past
- 50'+/- wide abandoned ROW bisects the property for just under 1/2 mile
- Excellent internal road system provides access to the entire property
- Two room house with full bathroom and kitchen that sleeps six
- Two open-air sheds one of which has power with a walk-in cooler, outdoor sink, and stove
- Commercial steel storage container (insulated)
- Sale Price Reduced: \$696,230 or \$3,350/Acre



For more information

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[VIEW PROPERTY VIDEO](#)





SALE PRICE: \$3,350/ Acre

IMPROVEMENTS: 2-Room House
2 Open-Air Sheds
Steel Storage Container
Internal Road System

LOT SIZE: 207.83 Acres

APN #: 830001001

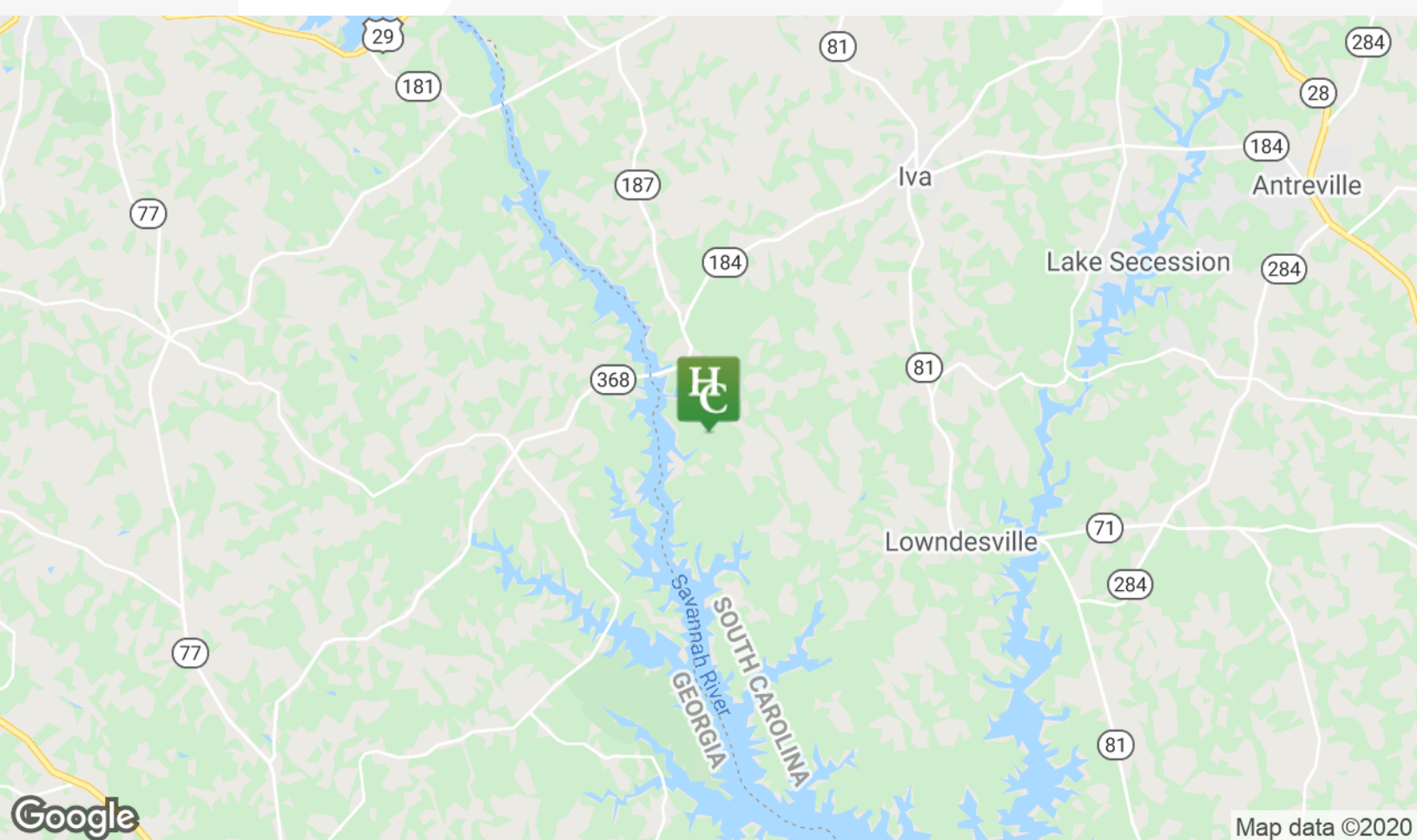
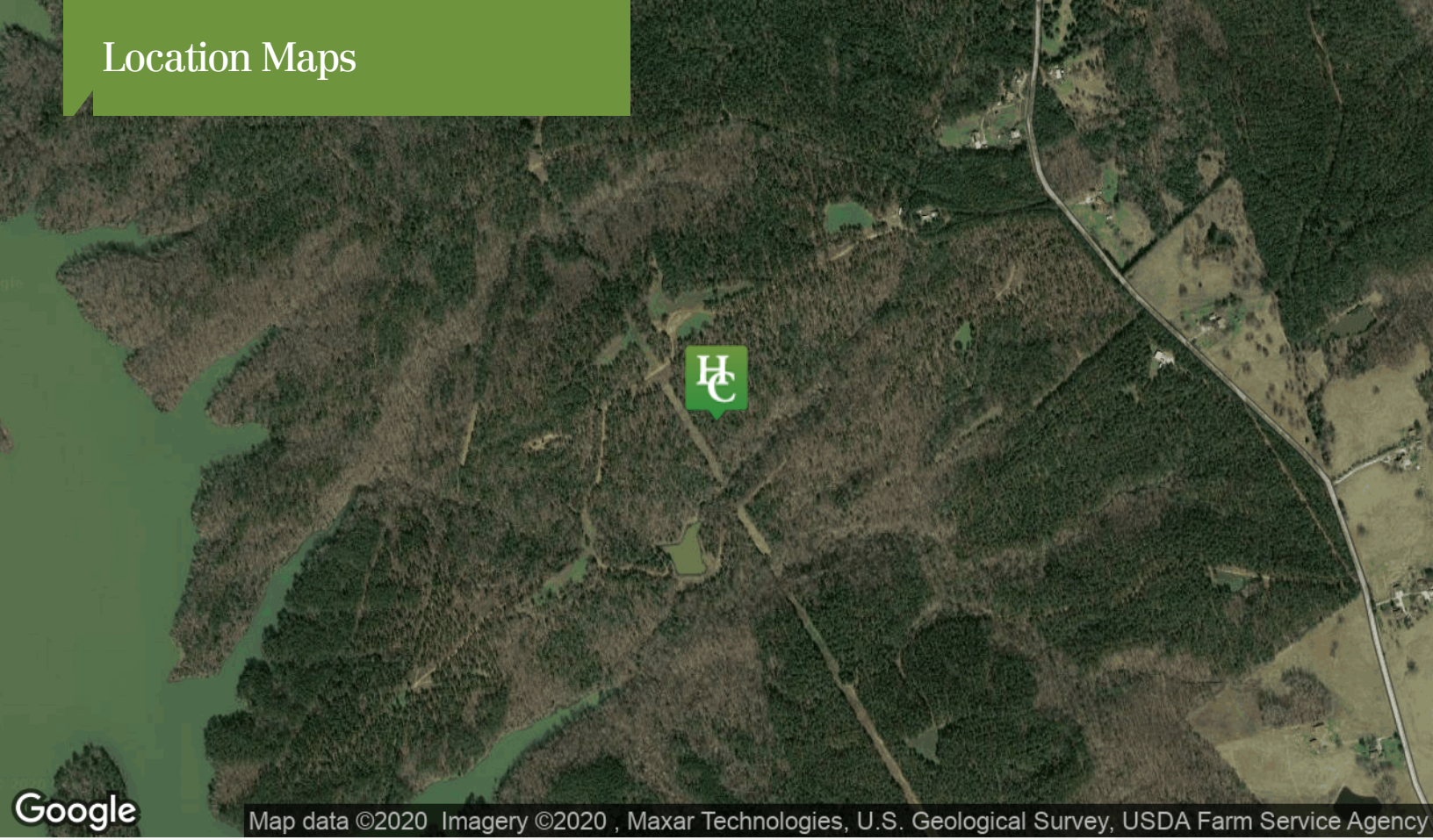
ZONING: Unzoned

COUNTY: Anderson

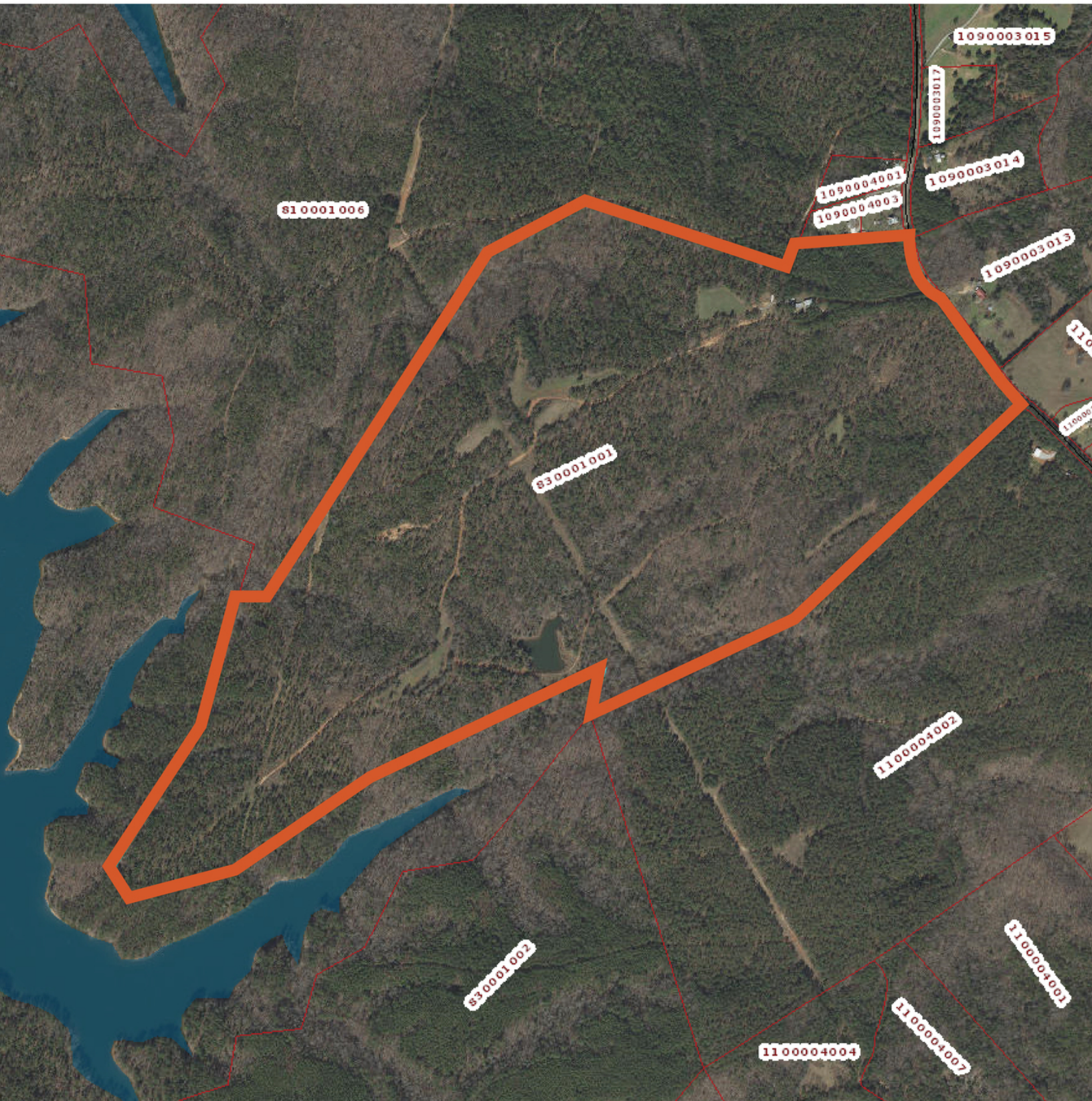
Property Overview

This secluded hunting & recreational tract lies in the heart of the Upper Savannah River Basin along the banks of Lake Russell. A very well maintained road system offers great access to twelve quality food plots strategically located throughout the property. A deep, spring fed pond (1+/- acre) sits above a large creek that runs through a beautiful 2-3 acre bottom area along the southern boundary line. This creek bottom is very open and has tremendous potential for a duck impoundment. Another unique feature on the property is an abandoned Right-of-Way (ROW) that bisects the property for approximately 1/2 mile. The ROW is 50+/- feet wide and follows the rolling topography on top of the ridges and down into the bottoms ... ideal locations for setting up on big rutting bucks in the fall and old strutting toms in the spring. Hub and spoke stands have also been implemented as well as thriving stands of switch grass. The interior of an old home near the entrance has been remodeled allowing for overnight stays and there are also two sheds and a large commercial storage container on the property.

Location Maps



Property Boundaries



Drone Photos



Property Photos



Improvement Photos



LAKE RUSSELL

120-mile long reservoir habitat along the Savannah River



Construction of Richard B. Russell Dam on the Savannah River was completed in 1983 and the lake reached full pool in December 1984. The 210 foot high dam creates a 26,650-acre lake which stretches 30 miles up the Savannah River to Lake Hartwell Dam. Russell is a multipurpose project constructed under the supervision of the Savannah District, U.S. Army Corps of Engineers. The construction of Lake Russell in 1984, between Lakes Hartwell (built in 1962) and Thurmond (built in 1954) created a 120-mile long reach of near contiguous reservoir habitat along the Savannah River.

U.S. Army Corps to provide: power production, flood control, recreation, stream flow regulation, water supply, and fish and wildlife management.

Lake Russell is managed as a “conservation lake” and as such the undeveloped shoreline provides a unique fishing experience in an unspoiled setting. Federal regulation prohibits private shoreline development, and the lake is protected by a 300 ft. collar of protected land. The Lake Russell fishing experience is similar to that of the pristine Lake Jocassee experience, except in a piedmont setting. The Russell experience goes beyond just fishing – visitors enjoy the beautiful scenery, as well as the abundant wildlife.

Lake Russell is distinctive in that it maintains habitat for a diverse assemblage of warm-water, cool-water, and even cold-water sport-fish. The dominant and most popular fish species targeted and caught by anglers on Lake Russell include warm-water species - black bass (spotted and largemouth), crappie, and catfish. Due to the fact Lake Russell is managed as a “conservation reservoir” the lake provides exceptional habitat in the form of standing, downed timber and other woody debris. This extraordinary habitat is popular with both the fish and fishermen. The headwaters of Lake Russell along the Savannah transition into a short river tailrace segment of the about 1-mile extending up to the Lake Hartwell Dam. Due to the cold-water releases upstream from Lake Hartwell, Lake Russell provide habitat for a cold- and cool-water fishery. The backwaters of Lake Russell and the Hartwell tailrace area provide cold- and cool-water habitat for trout. Both states stock this area with more than 30,000 trout annually. The tailrace fishery is accessible via developed recreational bank access areas, including handicap accessible piers on both sides of the river channel. The trout fishery is largely for recently stocked fish, but occasionally anglers catch larger hold-over trout that have grown out in the river and/or lake. The tailrace area and the depths of Lake Russell also provide excellent cool-water habitat for striped bass. The current S.C. state record striped bass, 63 pounds, was caught in 2009 from Lake Russell. In recognition of the trophy striped bass potential of Lake Russell both SCDNR and GADNR recently enacted regulations to protect, sustain, and enhance the trophy striper fishery.



Lake Russell has 23 recreational access sites. The U.S. Army Corps maintains recreation areas at the Russell Dam Overlook and a bank fishing area below the Russell Dam in the tailrace area. The Corps also maintains an informative visitor centers at the Russell Project Management Office. There are 21 recreation/public access areas on Lake Russell (8 in Georgia and 13 in South Carolina).