

Calhoun Falls Big Lake Tract

52 Acre Timber Tract with Large Pond



PURCHASE PRICE: \$265,000



New Drone Footage Available

111 Golfcourse Road

- ±52 acres off of Hwy 81 in Calhoun Falls, South Carolina
- Tremendous waterfowl, turkey & fishing opportunities
- 15-acre lake
- Located minutes from Abbeville and within one hour of Greenville
- Located approximately one mile from Lake Russell and the Saw Mill Road boat ramp
- Property consists of mature pines and hardwoods
- Established trail system and potential build sites
- .5 mile to Lake Russell boat ramp access
- Drone Footage: <https://vimeo.com/348652396>



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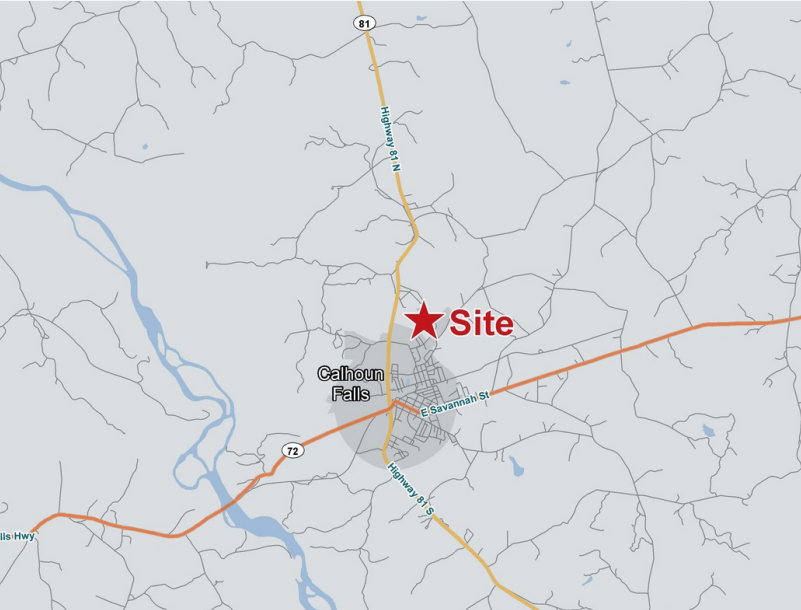
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📍 **101 E Washington St**
Greenville, SC 29601
naief.com

Property Description

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PROPERTY DESCRIPTION

Huge private lake and approximately 38 acres of timber. Settled just moments away from pristine lake Russell. Teaming with Ducks, Turkeys, & Deer this property is secluded but not remote. This tract is located approximately 2 miles from downtown Calhoun Falls, 13 miles from downtown Abbeville, and 25 miles from Anderson.

The property has an established road system making access throughout the entire property very easy. The 15.3 +/- acre pond sits on the western boarder of the property and holds great opportunity for waterfowl hunting. The pond has shared access with just one additional owner. A majority of this tract contains mature loblolly pines with select areas of hardwoods. Another attraction to this property is its proximity to the beautiful Lake Russell. From the front of the property to the Saw Mill Road public boat ramp is approximately 1 mile.

LOCATION DESCRIPTION

This tract is located approximately 2 miles from downtown Calhoun Falls, 13 miles from downtown Abbeville, and 25 miles from Anderson.

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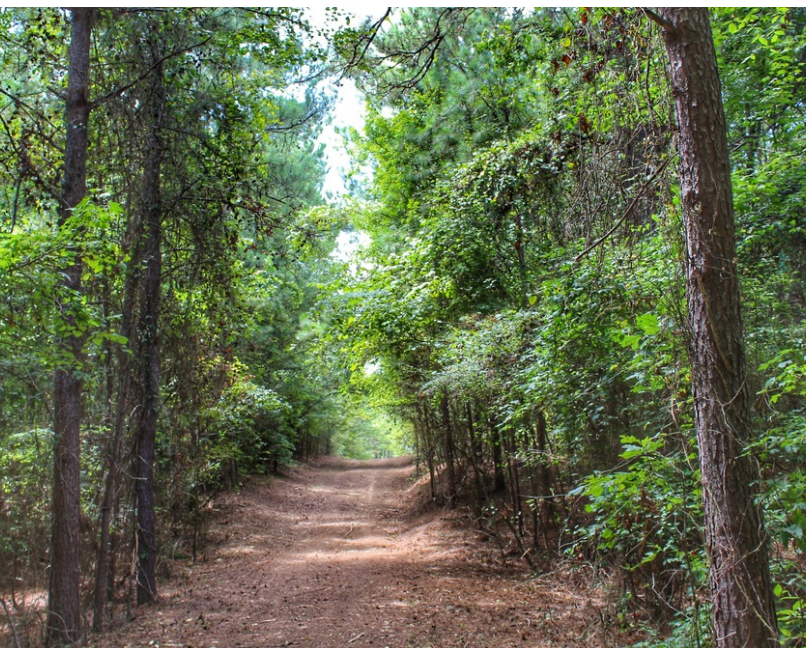
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Additional Photos

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