

±156.75 Acres

Battlecreek Road Long Creek, SC 29658



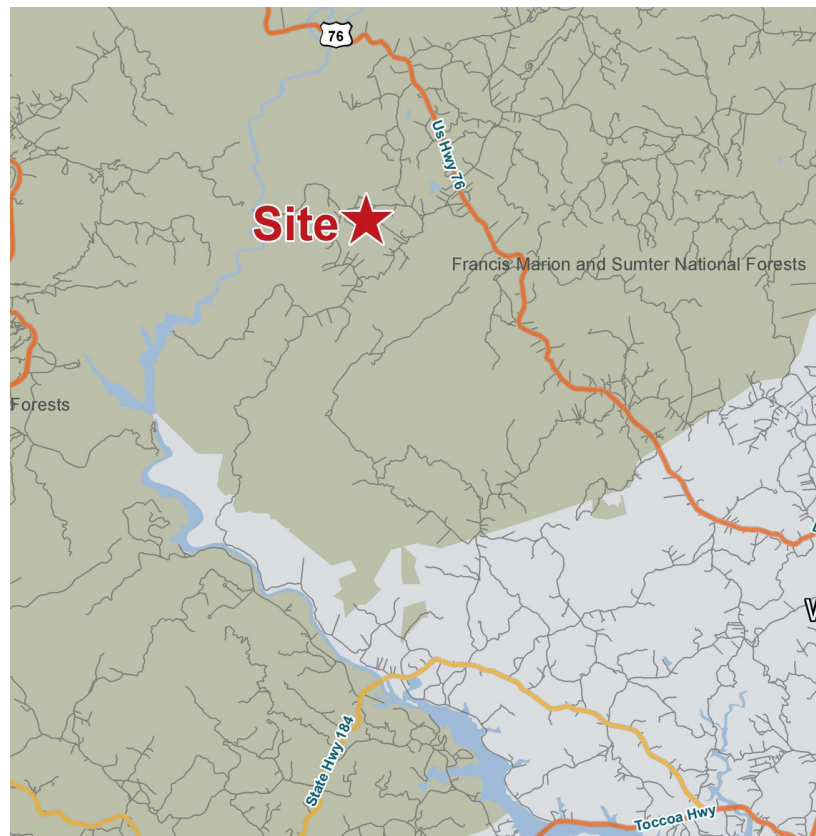
\$2,380,000



Drone Video: <https://vimeo.com/413698943>

Shoulder Bone Branch Farm

- Oconee County TM#s 140-00-01-011 & 154-00-02-048
- 35+/- Acres of fenced pastures
- 30+/- Acres of merchantable loblolly
- Large mature hardwood stands
- Excellent interior roads with three gated entrances
- Extensive fencing
- Shoulder Bone Branch runs through the interior of the property for 1/3 of a mile
- 5+/- Acre stocked pond (spring fed with a max. depth of 27')
- Large enclosed building (40' x 60") in excellent condition with kitchen, restroom, and underground electricity
- Two large hay sheds
- Excellent wildlife populations and hunting opportunities
- Adjacent to the Sumter National Forest (Andrew Pickens Ranger District)
- Asking price includes two tractors, implements, and 35 Black Angus Cattle
- Located just over one mile from the historic Tugaloo River to the west and Chatooga Belle Farm to the east (Chatooga Belle Farm is a thriving wedding & event venue which also operates a bistro, farm store, disc golf, tours, distillery, and U-pick orchards and vineyards. For more information visit: <http://www.chattoogabellefarm.com/>)
- Located 1.5 hours from Greenville and 2 hours from Atlanta



✉ Clarence "Rusty" Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

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

Property Description

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Property Overview

<http://www.huffcreekproperties.com/listings/164/battlecreek-road>

Shoulder Bone Branch Farm is a truly stunning property located in an incredibly unique area of the South Carolina Blue Ridge Mountains steeped in sleepy charm. In addition to a rich background in apple production, Long Creek also borders the historic Tugaloo River which was the first river in the southeastern U.S. to be designated "wild & scenic" by Congress (the Tugaloo is home to some of the most challenging whitewater in the entire Southeast.) Located just over one mile from both the banks of the Tugaloo (to the west) and an old apple orchard that is now Chatooga Belle Farm (to the east), Shoulder Bone Branch Farm offers the perfect blend of Long Creek's most culturally significant aspects (Chatooga Belle Farm is a thriving wedding & event venue which also operates a bistro, farm store, disc golf, tours, distillery, and U-pick orchards and vineyards.)

The property itself has been maintained at a very high level for many years and includes approximately thirty-five acres of rolling pasture divided into three large fields which currently house a herd of Black Angus. A stocked pond (+-5 acres) sits above the pastures and offers excellent fishing as well as several waterfront home sites. Shoulder Bone Branch is a secondary water feature running through the middle of an interior field and the timber on the property consists of a thirty-acre stand of mature loblolly with the bulk in mature hardwood. Additional property improvements include a large barn in excellent condition (40'x60'), two hay sheds, extensive fencing, and three gated entrances with gravel driveways. The property is bordered by the Sumter National Forest (Andrew Pickens Ranger District) and wildlife populations on the grounds are in abundance.

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Property Photos

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