

Buffalo Creek Estate

1249 Riley Road, Union, South Carolina



Price Reduced | Drone Video: <https://vimeo.com/940853000>

Property Features

- Union County Tax Map # 082-00-00-069 000
- REDUCED PRICE: \$1,195,000 (Reduced from \$1,595,000)
- Two story 4BR/4BA custom home built in 2022 (2,400SF)
- Home includes an upstairs loft and a large, screened porch with fireplace, and city water with underground power
- 24x26 polebarn
- +-63 acres of +-34 year old loblolly that has been thinned and recently burned with the balance of the property in mature hardwoods
- Buffalo Creek runs through property for +-1,200'
- Excellent deer and turkey populations
- Well maintained trail system is in place providing quality access throughout the property
- Five food plots along with a +-2 acre field off the screened in porch of the home
- +-1,400' of frontage on Riley Road
- Asking price includes furniture and a John Deere tractor (w/cab) with implements



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

Property Description

1249 Riley Road, Buffalo, SC 29321



Property Overview

Buffalo Creek Estate offers an excellent combination of high-end hunting opportunities and luxury accommodations intended for relaxation and entertainment. The timber stands on the property consists of a fairly even split of +- 34-year-old loblolly pines and mature hardwoods. The pines have been professionally managed with appropriate thinnings and prescribed burns and the hardwoods include beautiful draws and bottoms loaded with white oaks. Buffalo Creek runs through the interior of the property for approximately 1/4 of a mile establishing a primary travel corridor for the impressive populations of deer and turkeys. Five food plots currently in clover further enhance the wildlife habitat on Buffalo Creek Estate.

Located just under half a mile down a gravel road entrance, the custom home consists of +-2,400 square feet, four bedrooms, four baths, and an upstairs loft. The unique architectural design merges a timeless farmhouse exterior with a functional lodge style interior open floorplan. Hardie board was used for the exterior and all the wood in the kitchen, living room, and porches is cypress. The kitchen and living room feature a vaulted ceiling, large island, granite countertops, LG appliances, tongue and groove shiplap walls, LVT floors, and excellent natural lighting. All four bedrooms/bathrooms are down a hallway that includes a laundry nook. A covered wraparound patio with ceiling fans leads to a large screened in porch with an outdoor brick fireplace overlooking a well-manicured 2 acre field. A lean-to carport on the opposite side of the home is perfect for storing UTVs, trailers, etc.

Buffalo Creek Estate is conveniently located to the downtown areas of Spartanburg (+- 35 minutes), Greenville (+- 1 hour), and Columbia (+-1hr15mins) and the property is a true country retreat with a turnkey setup for overnight hunting trips and holiday gatherings.

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 **Huff Creek**
Properties

2,400 SF Residential Home

Buffalo Creek Estate



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2,400 SF Residential Home


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2,400 SF Residential Home

1249 Riley Road, Buffalo, SC 29321



±127 Acres

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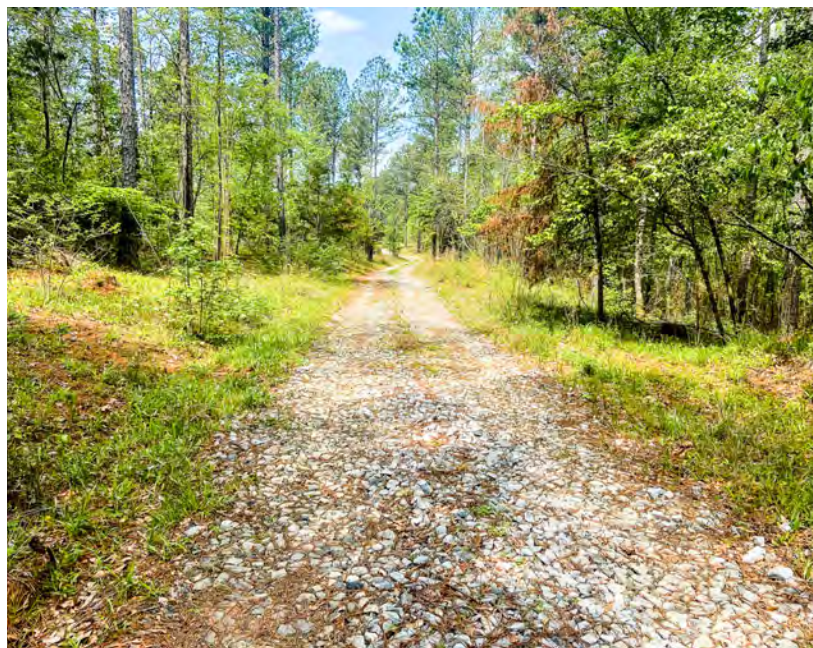
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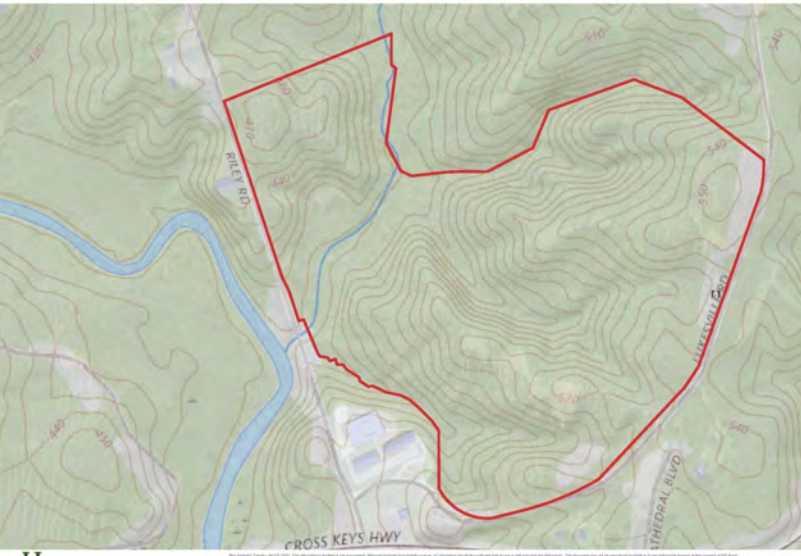
Map Set

1249 Riley Road, Buffalo, SC 29321



Topographical Map

FEMA Flood Zones



National Wetlands Inv.



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