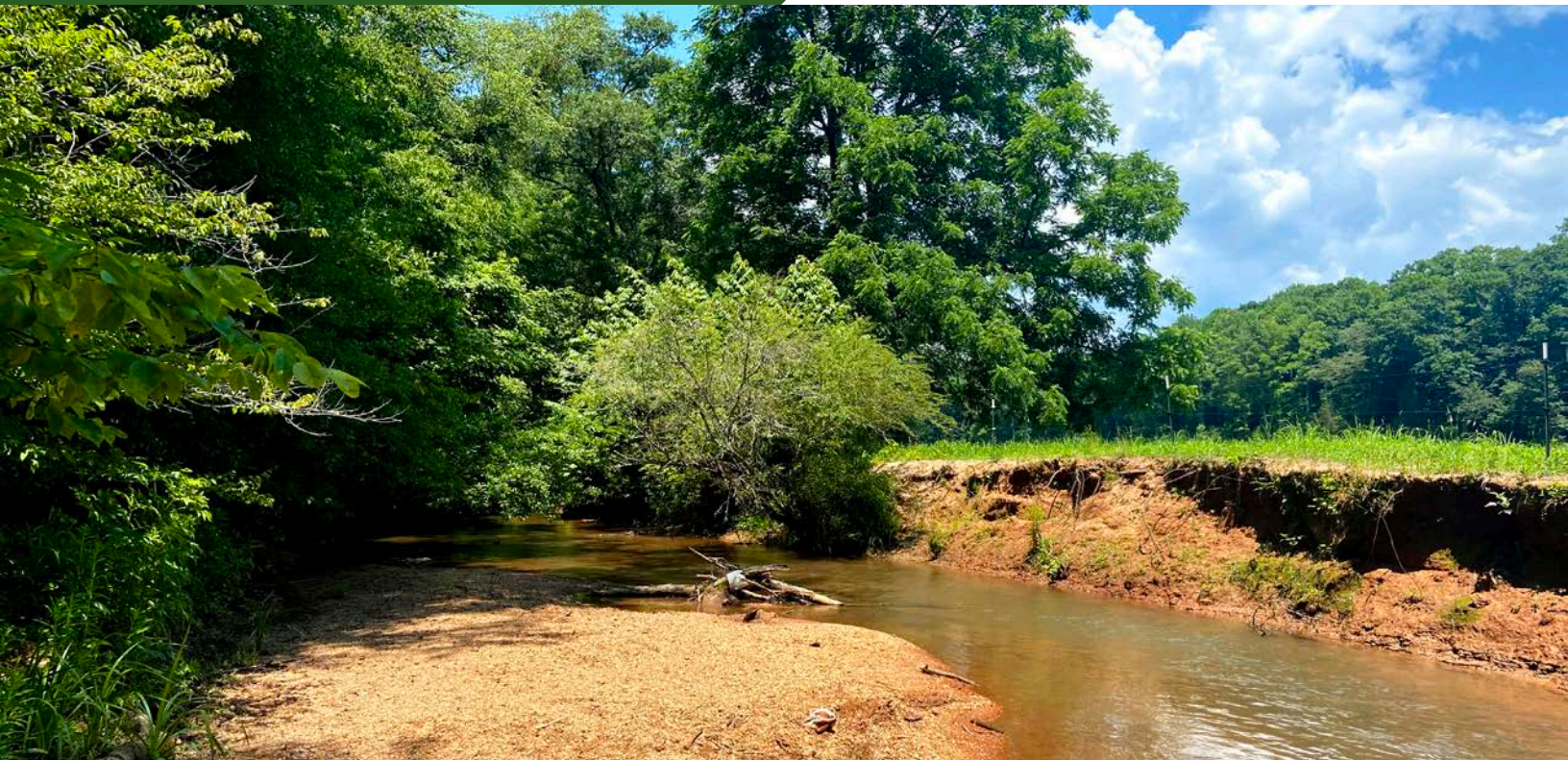


Middle Fork Twelvemile Creek Tract

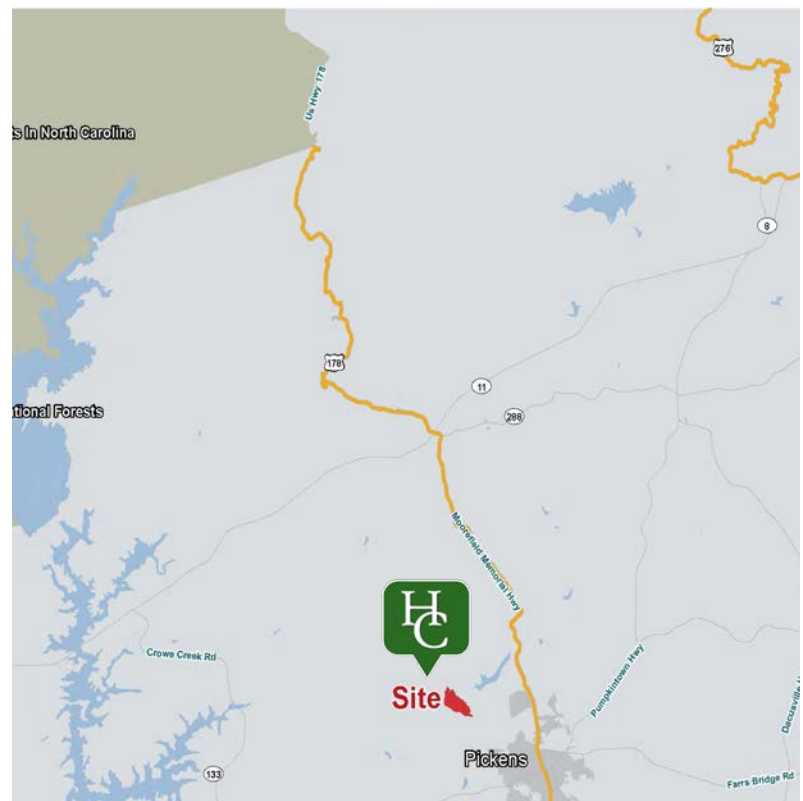
1298 Reece Mill Road | Pickens, SC 29671

PRICE REDUCED



Property Features

- Pickens County Tax Map# 4172-00-61-6678
- **REDUCED** Asking Price: ~~\$12,000~~ **\$10,995/Acre**
NEW SALE PRICE: \$1,384,000
- ±6,840 ft. of frontage on Middle Fork Twelvemile Creek (the confluence of the Middle and North Fork Twelvemile Creek is located near the southeastern corner of the property)
- ±8 acre field
- Excellent network of internal roads and trails
- A balanced mix of mature hardwood/pine stands
- Less than one mile from the new Pickens High School
- ±35 minutes from the heart of downtown Greenville
- Excellent hunting opportunities including deer, turkeys, doves, and hogs
- 10 miles from the Lake Jocassee/Keowee Dam



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The Timber and Recreational Land Division of NAI Earle Furman

101 E Washington St

Greenville, SC 29601

huffcreekproperties.com

Property Description

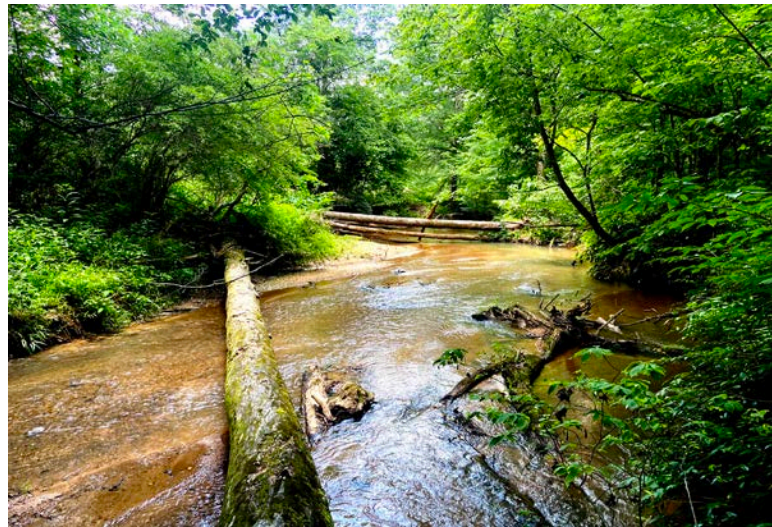
1498 Reece Mill Road, Pickens, SC 29671



The Middle Fork Twelvemile Creek tract presents a unique chance to own 125.91 acres with 1.3 miles of frontage on Middle Fork Twelvemile Creek. The North Fork Twelvemile Creek also meets the property near the southern boundary line. The ability to acquire land located at the confluence of two major, designated waterways is an extremely rare opportunity and the water frontage on the Middle Fork Twelvemile Creek tract is just the beginning of the attractive features.

An +-8 acre hourglass shaped field stretches through the interior of the property. Its seclusion and configuration make it ideal for deer/turkey hunting and it would also make an excellent dove field. The timber stands on the property consist of an impressive mix of mature hardwood/pine with ancient representations of each species located throughout the property. A majority of the road system is in great condition and driveable in a truck/SUV. A 660' prescriptive easement access road runs from Reece Mill Road to an old home site and this ROW is in great shape as well. ATV trails are also in place providing additional access to interior areas including a long stretch running parallel to the creek bottom. The topography is a deer and turkey hunter's dream. Hardwood bluffs over-looking the creek bottom areas provide excellent vantage/pinch points and the elevation changes are manageable. The overall wildlife habitat has a true element of natural diversity, and the property has tremendous potential from a high-quality hunting standpoint.

The Middle Fork Twelvemile Creek tract is located 35 minutes from the heart of downtown Greenville and 10 miles from the Lake Jocassee/Keowee Dam making it incredibly convenient to some of the best amenities upstate South Carolina has to offer.



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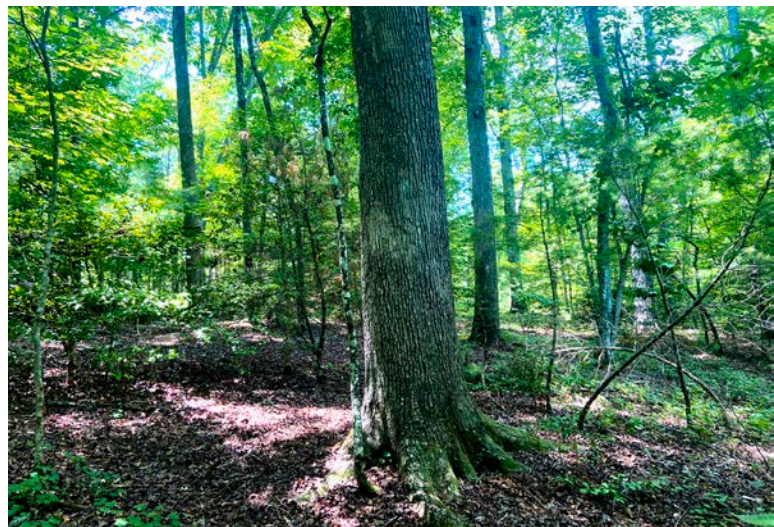
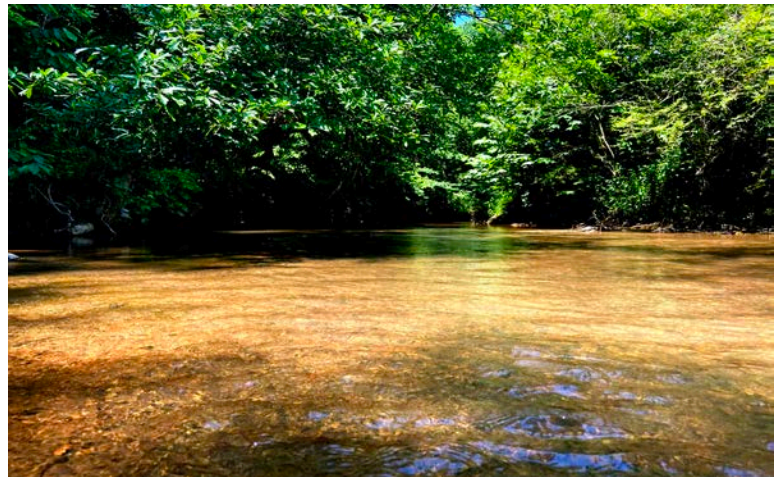
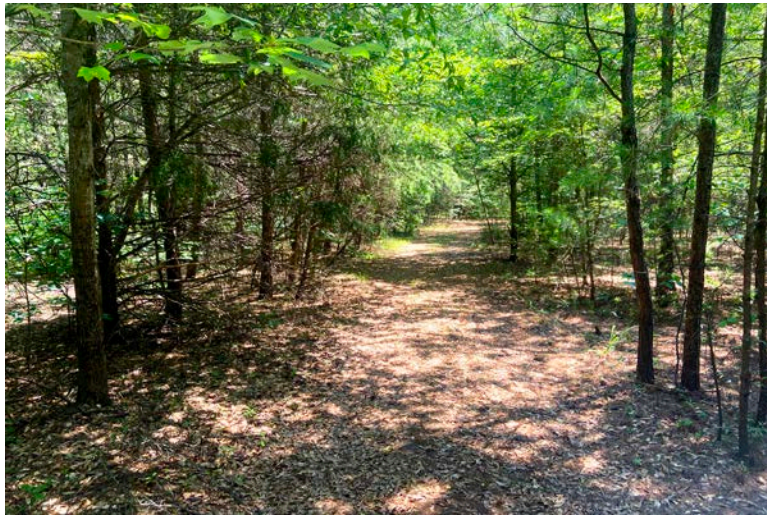
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Property Photos

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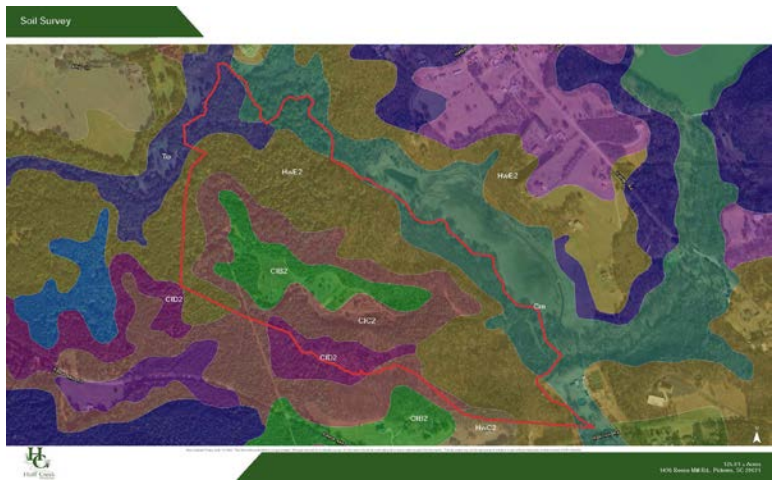
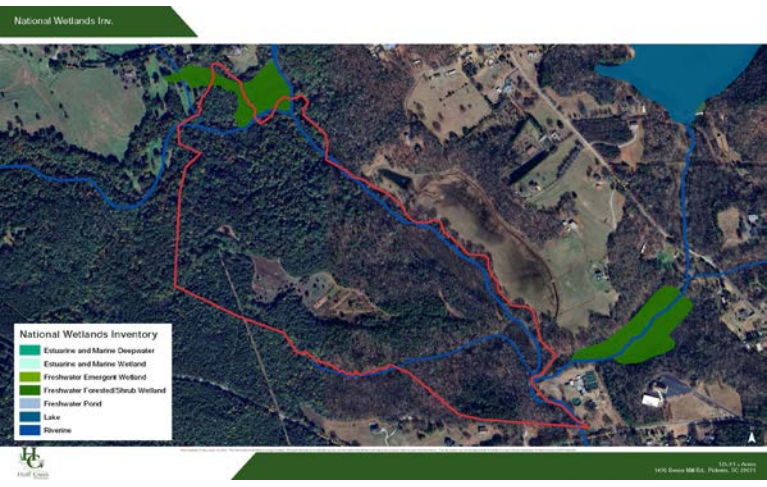
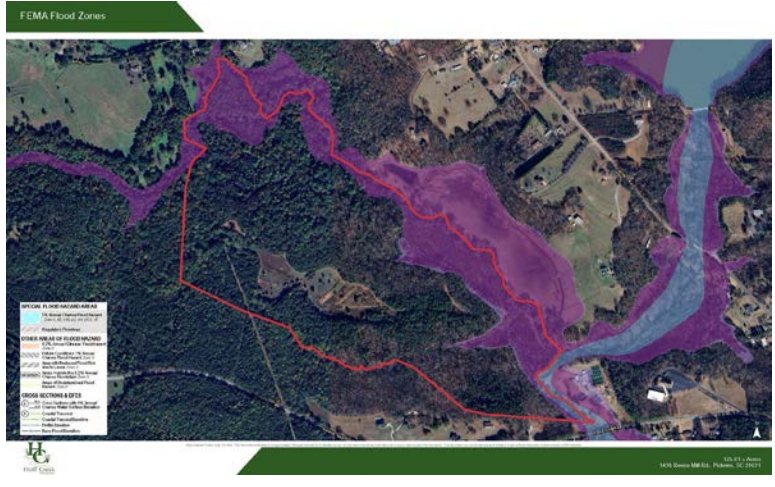
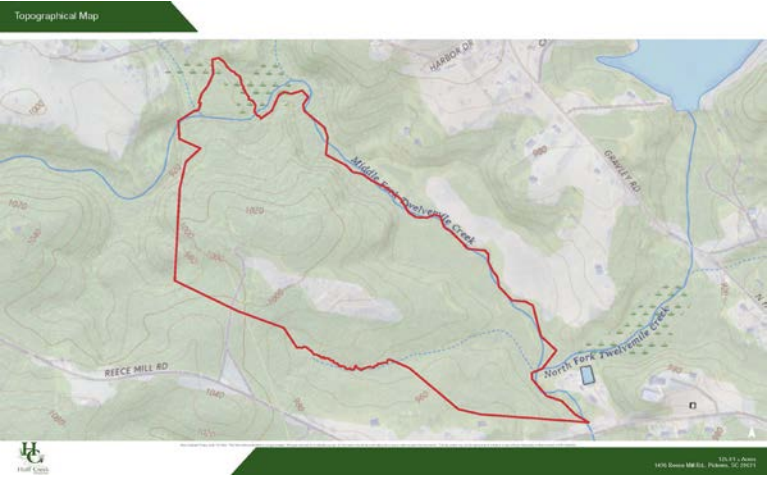
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Map Set

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