



FALL 2023

HUFF CREEK PROPERTIES *Newsletter*

THE TIMBER AND RECREATIONAL LAND DIVISION OF

NAI Earle Furman



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THE HUFF CREEK PROPERTIES TEAM

Rusty Hamrick
rhamrick@naief.com
864.230.0694

Dallas Wright
dwright@naief.com
843.505.2644

Alex Campbell
acampbell@naief.com
843.678.5984

HUFF CREEK PROPERTIES IS THE TIMBER AND RECREATIONAL LAND DIVISION OF NAI EARLE FURMAN



HIGHWAY 72 TRACT

Clinton, South Carolina

HIGHWAY 72 E | CLINTON, SC 29325

- Asking Price: \$863,640
- 660' frontage on Highway 72
- Productive ± 2.75 acre dove field with fake wire in place
- 1.5 acre beaver swamp feeding a 1 acre water controlled impoundment
- 62 acres of 16-year-old pines (first thinning done July 2022)
- 28 acres of 9-year-old pines
- 51 acres of natural regeneration (cut in 2009)

The Highway 72 tract is an excellent opportunity for a buyer looking for a turnkey hunting property with high quality deer and turkey hunting and productive wing shooting as well. A very well-maintained logging road runs through the interior of the property for 2/3 of a mile providing easy access to the ± 100 acres north of the CSX rail line. The lower 40 is accessed through two locked gates in the Sumter National Forest. The deer and turkey populations are truly impressive for a property this size in the SC piedmont. The landowner's attention to detail with regards to best wildlife management practices combined with a diverse habitat (different age classes of loblolly, upland hardwoods, natural wetlands, privet thickets along Duncan Creek, and 10+ acres of planted food plots) has produced tremendous results. The food plots have been complemented with mast tree planting as well and 12 quality deer stands are in place and convey with the property (along with three 200 lb gravity feeders and a tractor with 8 implements).



USDA-NRCS IN GEORGIA ANNOUNCES SIGN-UP FOR CONSERVATION EASEMENTS PROGRAM

Sharon Swagger | August 24, 2023

ATHENS, GA — State Conservationist Terrance O. Rudolph, for the USDA-Natural Resources Conservation Service (NRCS) in Georgia, today announced a sign-up for the Agricultural Conservation Easement Program (ACEP) for fiscal year 2024. To be considered for the upcoming fiscal year's funding pool, applications must be submitted by October 6, 2023.

The ACEP, created through the 2014 Farm Bill and reauthorized in the 2018 Farm Bill, is a program that has two components, known as Agricultural Land Easements (ALE) and Wetlands Reserve Easements (WRE).

"ACEP is a great way for landowners and eligible entities to conserve, restore and

protect our nation's wetlands, productive agricultural lands and grasslands," said Rudolph. "NRCS is proud to work alongside our customers that have allowed us to become the largest easement holder and steward in the nation."

ACEP-WRE applications are accepted directly from producers on eligible lands. These easements will restore and enhance wetlands and improve habitat. Eligible lands include farmed, prior converted or forested wetlands that can be successfully and cost-effectively restored. Applications will be ranked according to the easement's potential for protecting and enhancing habitat for migratory birds, fish, and other wildlife.

Applications for the ACEP-ALE are accepted from eligible entities only. These eligible entities may submit proposals to NRCS to acquire a conservation easement on eligible agricultural land. NRCS does not accept applications for ACEP-ALE directly from producers. Producers will need to work with an eligible entity to pursue funding for an ACEP-ALE conservation easement. Some examples of eligible entities include Land Trusts and Land Conservancies. Land types that could be eligible for ACEP-ALE include cropland, rangeland, grassland, pastureland and nonindustrial private forestland with prime and statewide important soils.

All applications must be submitted to Georgia NRCS by October 6, 2023, for both ACEP-ALE (from the eligible entity) and ACEP-WRE (from producers with eligible wetlands). Conservation program applications are available at your local USDA Service Center and at our Application and Forms web page.

NRCS provides leadership in a partnership effort to help people conserve, maintain and improve our natural resources and environment. More information on NRCS conservation programs can be found at <https://www.farmers.gov/> or <https://www.ga.nrcs.usda.gov>.

USDA touches the lives of all Americans each day in so many positive ways. Under the Biden-Harris administration, USDA is transforming America's food system with a greater focus on more resilient local and regional food production, fairer markets for all producers, ensuring access to safe, healthy and nutritious food in all communities, building new markets and streams of income for farmers and producers using climate smart food and forestry practices, making historic investments in infrastructure and clean energy capabilities in rural America,

and committing to equity across the Department by removing systemic barriers and building a workforce more representative of America. To learn more, visit usda.gov.

The Agricultural Conservation Easement Program (ACEP) helps landowners, land trusts, and other entities protect, restore, and enhance wetlands or protect working farms and ranches through conservation easements.





A FEW OF OUR ACTIVE LISTINGS

CHAPMAN GROVE ROAD ESTATE | ±84.70 Acres
271 Chapman Grove Rd | Pelzer, SC 29669



- **Asking Price: \$1,524,600**
- Greenville County Tax Map # 0588020100301
- 1,465' frontage on Chapman Grove Road
- Over one mile of creek bottoms (2,100' of Horse Creek frontage)
- Interior trails in place with three different access locations on Chapman Grove Rd
- Deer and turkey hunting opportunities
- 3BR/2BA home (as-is)
- Several sheds/outbuildings including a carport

BROAD RIVER FARMS | ±158 Acres
Wilkinsville Hwy | Gaffney, SC 29340



- **Asking Price: \$1,348,999**
- Cherokee County Tax Map # 185-00-00-008.101 (108 Acres), 185-00-00-008.102 (25 Acres) & 185-00-00-008.103 (25 Acres)
- Sale price for 108 acres: \$899,999
- Sale price for 50 acres: \$449,000
- ±20 acre upland pasture for hay production
- ±30 acre planted pines 6-8 years old
- Natural spring
- In between 2 boat ramps

WATEROAKS MINIFARM | ±20.08 Acres
Highway 221 S | Waterloo, SC 29384



- **Asking Price: \$225,000**
- Laurens County Tax Map # 337-00-00-003
- 530' frontage on Highway 221 S
- Partial ownership of a 57+- acre lake with excellent largemouth, bream, and crappie fishing
- Duck hunting opportunities
- Concrete boat ramp
- New wooden dock
- ±12 acres of manicured pasture perfect for a dove field

A FEW OF OUR ACTIVE LISTINGS



DUTCHMAN CREEK MINI FARM | ±5 - 33 Acres *Fields Road | Pauline, SC 29374*



[CLICK TO VIEW LISTING](#)

- **Asking Price: \$375,000**
- Spartanburg County tax map #6-67-00-020.00
- 15-minutes to Downtown Spartanburg
- Frontage on Fields Road
- Spartanburg County District 6 Schools
- Rolling topography
- Mature, managed pines
- Subject to Covenants & Restrictions
- Survey is available upon request
- Power service provider- Duke Power
- Water service provider - Meansville Riley Water District

GAFFNEY FERRY ROAD | ±85.56 Acres *Gaffney Ferry Rd | Blacksburg, SC 29702*



[CLICK TO VIEW LISTING](#)

- **Asking Price: \$515,00**
- ±86 Acres
- Cherokee County Tax Map # 135-00-00-004.002
- ±500 ft of frontage on Gaffney Ferry Road
- ±3,000 ft of I-85 frontage
- ±1,600 ft of Broad River frontage
- ±7.5 acre high fence field
- ±50 acre managed pine timber
- ±6.5 acre duck pond
- Sewer and water available
- 54 minutes to Greenville
- 34 minutes to Spartanburg

HWY 56 DEVELOPMENT SITE | ±67.46 Acres *Highway 56 | Clinton, SC 29325*



[CLICK TO VIEW LISTING](#)

- **Asking Price: \$1,349,200**
- Laurens County Tax Map # 617-00-00-015
- Reduced Asking price: \$20K/acre
- 2,440' of frontage on Highway 56 & 1,590' on Cambridge Road
- All utilities available including sewer
- Adjacent to Ingles Supermarket
- Less than 1 mile from Presbyterian College
- Adjacent to city limits of Clinton
- ±19 acres of merchantable loblolly pine
- ±47 acres of premerchantable loblolly pine
- Gently rolling topography



Conservation News



SCDNR OFFERS PUBLIC SURVEY, VIDEO PRESENTATION ON DECLINING WILD TURKEY NUMBERS

DNR.SC.GOV AUGUST 10, 2023

The South Carolina Department of Natural Resources has heard from turkey hunters, landowners and members of the General Assembly with concerns about decreasing turkey numbers and declining harvests across the state.

These issues are not unique to South Carolina and are occurring across much of the Southeast. SCDNR shares these concerns and reproductive data, harvest data and numerous research projects in South Carolina and across the region support these observations.

In response to this issue, SCDNR recently hosted five public meetings around the state to discuss declines in wild turkey numbers and options to address these declines. At these meetings, SCDNR presented data and received comments and questions from almost 300 hunters.

SCDNR does not set seasons, bag limits or hunting methods. Input from the public, combined with survey and monitoring data and university research findings will be used to develop recommendations for the S.C. General Assembly should they elect to move forward with legislative proposals related to wild turkeys. Any potential changes would occur no sooner than the 2024 legislative session and would not go into effect until the spring of 2025, at the earliest.

You can **view the video**
of the presentation by
clicking **HERE**
youtube.com/watch?v=I45CTLWPwrA



UNDER CONTRACT & SOLD LISTINGS



UNDER CONTRACT



CRAIGO ROAD TRACT
(±84.30 ACRES)
Fountain Inn, SC 29644



TERRY SHOP ROAD ESTATE
(±5.31 ACRES)
Fountain Inn, SC 29644

SOLD



US HWY 501/76 FARM
(±184.20 ACRES)
Marion, SC 29571



HWY 418 TRACT
(±13.58 ACRES)
Fountain Inn, SC 29644



FROM THE HCP KITCHEN

DOVE PIZZA ON THE GREEN EGG

Ingredients:

1-2 Rolls of pizza dough
3-4 Cups of BBQ sauce
1 Red onion
1 Bell pepper
5-6 Cups Cheddar & Mozzarella Cheese
2 Jalapeno peppers
10-12 Dove breasts (or duck)
Cornmeal

Directions:

BOIL dove breasts until meat is browned then pull the meat into shreds.

MIX in 1 cup of BBQ sauce to pulled meat.

FLATTEN pizza dough and cook for 2-3 minutes each side at 375 degrees (make sure to spread plenty of cornmeal on the pizza stone to prevent the dough from sticking).

REMOVE cooked crust off the green egg and add pulled dove (or duck) meat.

SPREAD 2-3 cups of BBQ sauce, chopped onion, bell pepper, and jalapeno peppers and top with cheese. Put the pizza back on the green egg (use more cornmeal!!) and cook for another 25-30 minutes at 350 degrees.



ORGANIZATIONS WE SUPPORT



HUFF CREEK PROPERTIES



Founded 2010

PROVIDING EXCEPTIONAL SERVICE TO LANDOWNERS IS SECOND NATURE

Huff Creek Properties, the timber and recreational land division of NAI Earle Furman, champions the distinctive American tradition of owning land through the representation of our clientele and continues to establish meaningful working relationships with a foundation of strong moral principles defined by ethics, trust, and respect. We serve these relationships through superior marketing campaigns that reflect energy, imagination, and a commitment to excellence.

Since its inception in 2010, the premise of Huff Creek Properties has hinged on an aptitude to form lasting bonds with individuals who share our indescribable need for constant interaction with all that land encompasses.

Our mission to serve landowners began long before Huff Creek Properties was founded in 2010. The early exposure to several examples of pursuing and implementing the highest levels of stewardship was the foundation of a continuing journey to become as educated as possible in all facets of this niche. We are firm believers in the saying “knowledge is power” and find purpose in sharing our wide-ranging expertise with clients. Our favorite subjects to discuss are market patterns and whether those patterns pertain to commodities, wildlife, chokes, decoys, or camouflage we guarantee to offer valuable insight.

Huff Creek Properties offers professional brokerage and property management services to our clients. These services include full representation of buyers and sellers in land transactions as well as management options that can be implemented on rural properties. These management options cover the following areas:

- Lease Management
- Wildlife Management
- Maintenance & Upkeep

We work diligently to assist landowners in their efforts to maximize the value of their property. Our team has extensive experience in all facets of rural land including recreational tracts, timber tracts, and large plantations. We take pride in helping current and future landowners establish comprehensive plans that will focus on creating intrinsic value with the ultimate goal of ensuring their property reaches its full potential.



101 East Washington St., Ste. 400
Greenville, South Carolina 29601
contact@huffcreekproperties.com
864.232.9040

HuffCreekProperties.com



View
Our
Current
Listings