

Holiday Dam Road Tract

1609 Holiday Dam Road | Belton, SC 29627



SALES PRICE: \$15,680/Acre



Property Features

- Greenville County Tax Map # 0599030100500
- Asking Price: \$15,680/Acre
- ±50.7 acres
- ±255' of frontage on Holiday Dam Road
- ±8 acres of fields and old pastures with fencing in place
- The balance of the property consists of upland hardwood with some creek bottom areas as well (including a 0.5 mile stretch along the western boundary line)
- Water features include a few small natural wetland areas
- An extensive system of interior trails makes the property very accessible
- Excellent hunting opportunities
- A metal shed/carport and barn are also existing structures



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

John Etheridge
+1 864 232 9040
jetheridge@naiearlefurman.com

101 E Washington St
Greenville, SC 29601
huffcreekproperties.com

Property Description

1609 Holiday Dam Road | Belton, SC 29627



The Holiday Dam Road tract is an excellent opportunity to acquire a high quality recreational property 30 minutes from downtown Greenville and located in a very desirable part of southern Greenville County. A few local amenities within fifteen minutes include a 90 acre county park (Cedar Falls Park), a 12 acre working winery and vineyard (City Scape Winery), and a 100 acre dairy farm and grocery store (Happy Cow Creamery).

The property consists of +-8 acres of fields and old pasture that stretch from Holiday Dam Road +-0.25 miles towards the interior. The balance of the property is mature upland hardwoods and creek bottoms with some pockets of older loblolly as well. Three small hardwood creek drains run perpendicular across the property feeding into +-0.5 miles of frontage on a larger hardwood creek bottom located along the western boundary line. A bluff overlooking this creek bottom runs for +-150 yards in the southwest corner. For a tract this size, the diversity of the wildlife habitat is impressive and includes some small natural wetlands.

Excellent deer and turkey hunting opportunities are available, and an existing network of internal trails help make the property very huntable. The structures on the home include a small barn, two metal sheds, and a 1,900SF home being sold as is.

Rusty Hamrick

+1 864 232 9040

rahamrick@naiearlefurman.com

John Etheridge

+1 864 232 9040

jetheridge@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

The Timber and Recreational Land Division of NAI Earle Furman

Property Photos

1609 Holiday Dam Road | Belton, SC 29627



Rusty Hamrick

+1 864 232 9040

rhamrick@naiearlefurman.com

John Etheridge

+1 864 232 9040

jetheridge@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

The Timber and Recreational Land Division of NAI Earle Furman

Property Photos

1609 Holiday Dam Road | Belton, SC 29627



Rusty Hamrick

+1 864 232 9040

rhamrick@naiearlefurman.com

John Etheridge

+1 864 232 9040

jetheridge@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

The Timber and Recreational Land Division of NAI Earle Furman

Property Photos

1609 Holiday Dam Road | Belton, SC 29627



Rusty Hamrick

+1 864 232 9040

rhamrick@naiearlefurman.com

John Etheridge

+1 864 232 9040

jetheridge@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

The Timber and Recreational Land Division of NAI Earle Furman

Property Photos

1609 Holiday Dam Road | Belton, SC 29627



Rusty Hamrick

+1 864 232 9040

rhamrick@naiearlefurman.com

John Etheridge

+1 864 232 9040

jetheridge@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

The Timber and Recreational Land Division of NAI Earle Furman

Property Photos

1609 Holiday Dam Road | Belton, SC 29627



Rusty Hamrick

+1 864 232 9040

rhamrick@naiearlefurman.com

John Etheridge

+1 864 232 9040

jetheridge@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

The Timber and Recreational Land Division of NAI Earle Furman

Property Photos

1609 Holiday Dam Road | Belton, SC 29627



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

John Etheridge
+1 864 232 9040
jetheridge@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

The Timber and Recreational Land Division of NAI Earle Furman

Property Photos

1609 Holiday Dam Road | Belton, SC 29627



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

John Etheridge
+1 864 232 9040
jetheridge@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

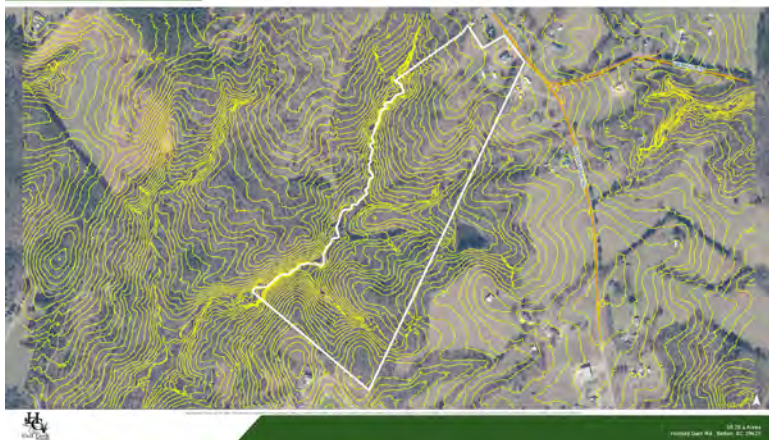
The Timber and Recreational Land Division of NAI Earle Furman

Map Set

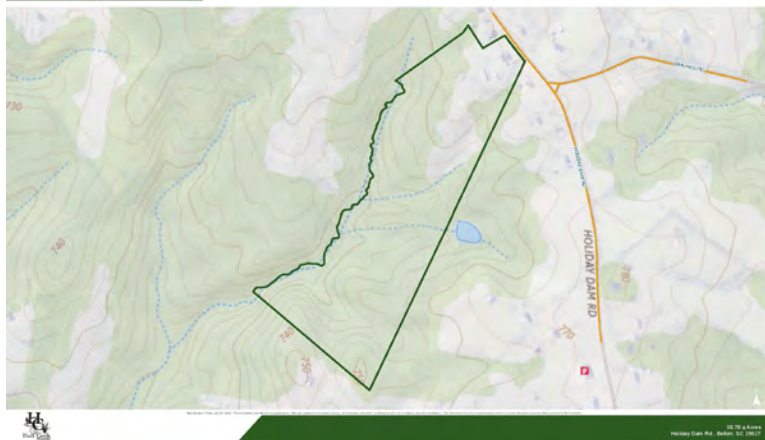
1609 Holiday Dam Road | Belton, SC 29627



Topographical Map



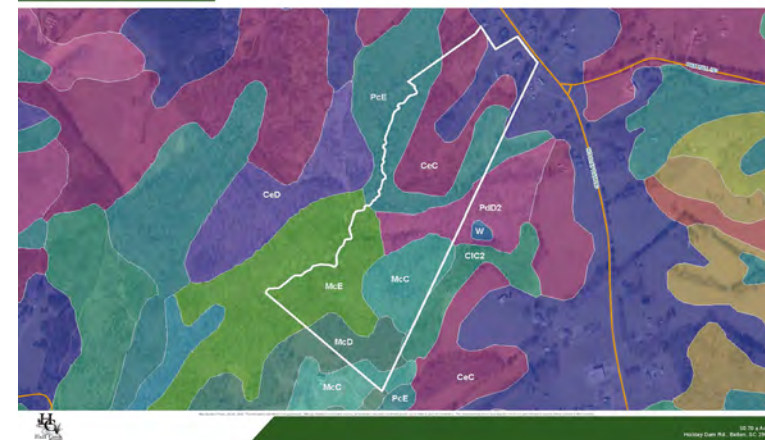
Topographical Map



National Wetlands Inv.



Soil Survey



Rusty Hamrick

+1 864 232 9040

rahamrick@naiearlefurman.com

John Etheridge

+1 864 232 9040

jetheridge@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are To Be Implied.

The Timber and Recreational Land Division of NAI Earle Furman