

Hencoop Creek | ±196.91 Acres

Wright School Rd. @ Bannister Rd.
Belton, South Carolina 29627

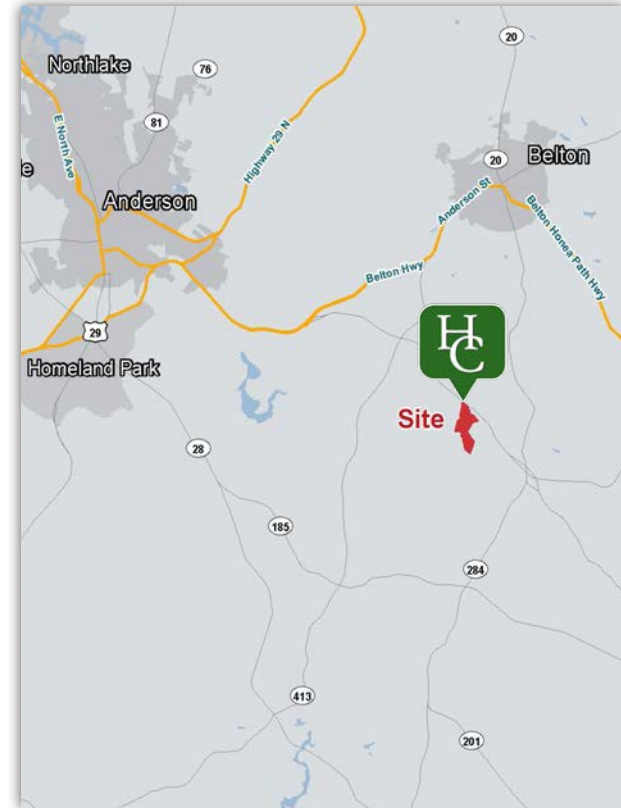


SALE PRICE
\$2,995,000



Property Features

- ±196.91 Acres including a ±3,930 SF barndominium with ±2,170 SF heated (4 BR/2 BA) on well and septic
- Road Frontage:
 - Wright School Road: ±2,940'
 - Hwy 252: ±1,670'
 - TC Bannister Road: ±1,670'
- Excellent network of internal roads and trails
- ±10 acre dove field with hog proof fencing
- ±2.5 acre fenced duck impoundment with hog proof fencing
- ±3 acre beaver pond
- ±40 acre wetland area
- Timber stands are a blend of 20 - 25 year old loblolly pine and ±20 year old hardwood regrowth with some pockets of mature hardwoods
- Hencoop creek runs through the property interior for ±0.7 miles
- ±12 acres of maintained food plots (9 total) including three hub and spokes
- 6 hog fences for deer feeders in food plots
- 5 elevated box blinds (6x8 on 12' platforms)
- Great hunting oppourtunities including deer, turkey, duck, doves
- ±45 minutes to downtown Greenville / ±15 minutes from Anderson



Anderson County TM#s
2290007002 & 2300003002

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

Wright School Rd. @ Bannister Rd.
Belton, South Carolina 29627



Hencoop Creek, a premier property in the southeast corner of Anderson County, offers excellent turnkey hunting and recreational opportunities along with a distinctively impressive barndominium perfect for hosting large, overnight gatherings. This structure sits in the middle of a large dove field and includes a large, covered outdoor patio with beautiful views of a few interior fields. The floor plan of the living space is an inviting open space concept with three bedrooms, two full bathrooms, and a dining room on the main level (A loft is currently being used as a fourth bedroom.). This floor also includes a large, stone double sided fire place and a spacious mud room with lockers leading to the barn. Three roll up doors offer convenient use of this space and the attention to detail used during construction is evident in the storage shelves, work bench, laundry room, wader rack, and dog wash.

The grounds at Hencoop Creek have been meticulously managed to realize the full potential of the property. A productive +/-10 acre dove field (with hog proof fencing) surrounding the barndominium serves as a remarkable focal point of the property. The waterfowl habitat at Hencoop Creek is arguably the most desirable feature and it consists of a 2.5 acre impoundment (with hog proof fencing), a 3 acre beaver pond, and a very unique +/-40 acre natural wetland. Hencoop Creek also winds through these bodies of water for +/-0.7 miles and serves as an excellent wildlife corridor. The deer and turkey habitat is truly diverse providing a blend of large fallow fields, 9 planted food plots, stands of 20-25 year old loblolly, +/-20 year old hardwood regrowth, and pockets of mature hardwoods. The property offers a very extensive network of well maintained internal roads with five gated accesses spread out across the +/-6,200 ft. of total road frontage as well.

Hencoop Creek offers a tremendous opportunity to instantly enjoy outdoor recreational pursuits on a grand scale. The property offers convenient access to town as well (located 45 minutes to Greenville and just 15 minutes to Anderson.)



±3,930 SF barndominium with ±2,170 SF heated (4 BR/2 BA) on well and septic



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

Wright School Rd. @ Bannister Rd.
Belton, South Carolina 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

Wright School Rd. @ Bannister Rd.
Belton, South Carolina 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 To Be Implied.

The Timber and Recreational Land Division of NAI Earle Furman

Barndominium Photos

Wright School Rd. @ Bannister Rd.
Belton, South Carolina 29627

 Huff Creek
Properties



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

Barndominium Photos

Wright School Rd. @ Bannister Rd.
Belton, South Carolina 29627



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

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

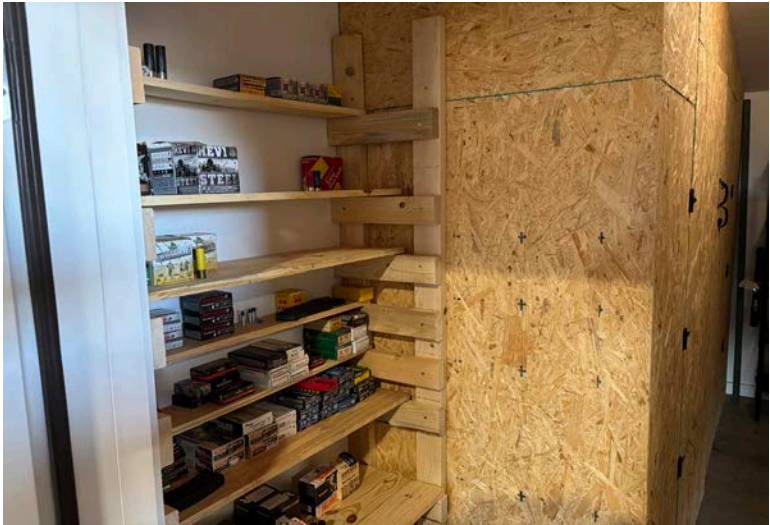
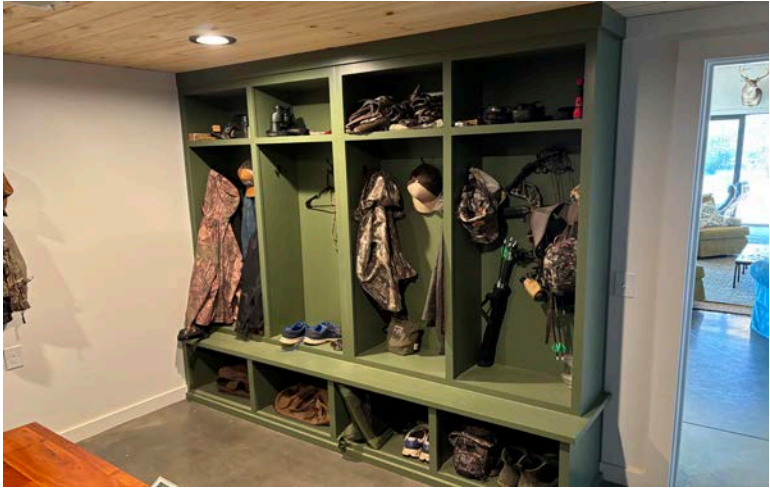
No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing 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

Barndominium Photos

Wright School Rd. @ Bannister Rd.
Belton, South Carolina 29627

 Huff Creek
Properties



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

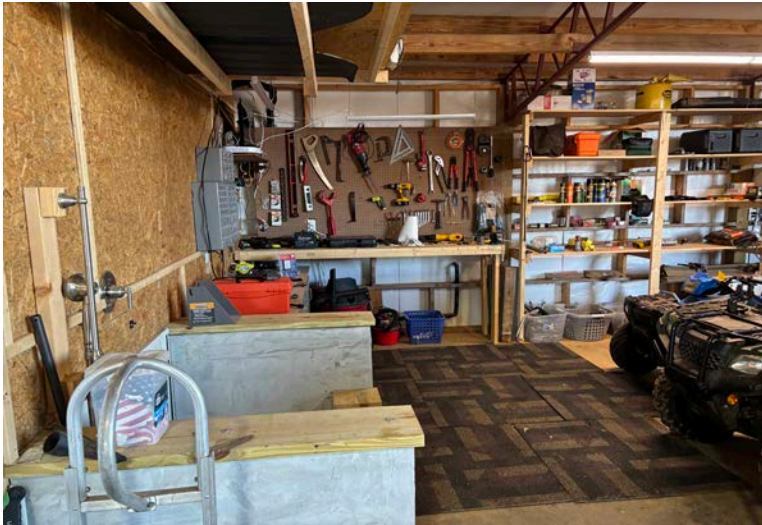
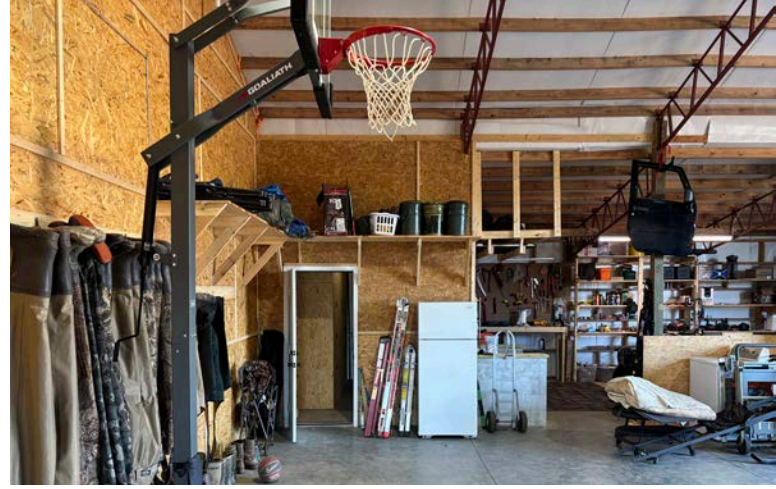
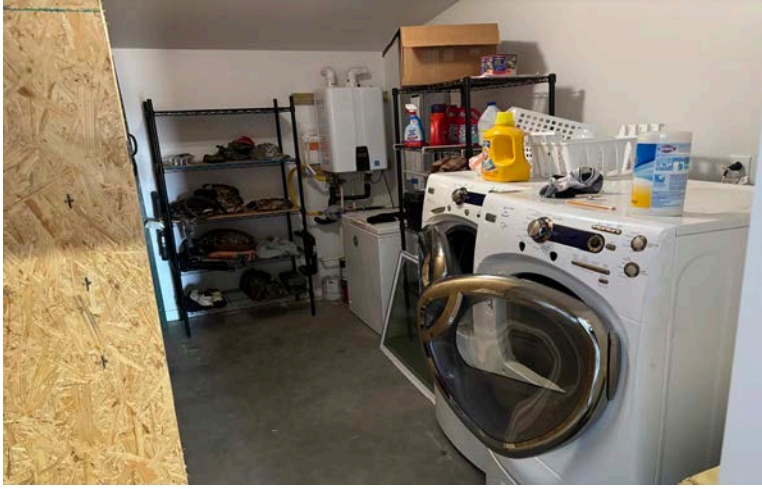
John Etheridge
+1 864 232 9040
jetheridge@naiearlefurman.com

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 To Be Implied.

The Timber and Recreational Land Division of NAI Earle Furman

Barndominium Photos

Wright School Rd. @ Bannister Rd.
Belton, South Carolina 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

Map Set

Wright School Rd. @ Bannister Rd.
Belton, South Carolina 29627



Soil Survey



2006 Infrared



2020 Infrared



Topographical Map



Flood Zones



National Wetlands Inv.



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