

±38.52 Acres

Highway 418 Simpsonville, SC 29680



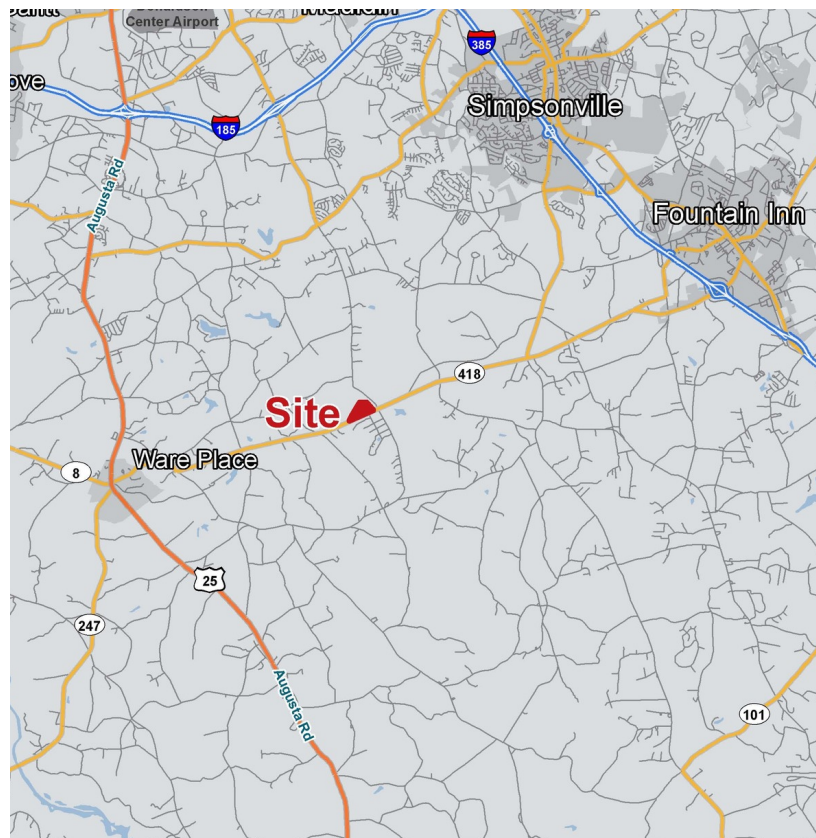
\$795,000



<https://vimeo.com/528975982>

Fork Shoals Gentleman's Farm

- Greenville County Tax Map # 0586010100619
- Asking Price: \$20,639/acre
- 2,400'+ frontage on SC Highway 18
- 1,600' Hoover Building built in 2019 with power, heating/AC, concrete flooring, and a well
- Three stocked ponds (approximately 4, 3.5, and 0.5 acres in size)
- +-10 acre dove field that has been very productive over the last three years
- Access to public water line
- Located minutes away from I-385 access, Publix, Target, Wal-Mart/Lowes/Home Depot, Heritage Park Amphitheater, and a Prisma Health facility
- +-20 minute commute to Greenville
- Seller will consider owner financing



✉ Rusty Hamrick
+1 864 232 9040
rhamrick@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.

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

Property Description

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Property Overview

Calling all cast and blast enthusiasts! This southern Greenville County estate consists of three well maintained ponds (totaling +- 8 acres) that were recently re-stocked with Florida Strain largemouth bass surrounded by +-20 acres of gently rolling fields. A very productive 10+/- acre dove field has been planted for several years and sits next to a 1,600' Hoover Building (2019) perfect for equipment storage and gatherings. The property is located at the intersection of SC Highway 418 and Fork Shoals Road just minutes from all of the amenities offered in Simpsonville/Fountain Inn (I-385 access, Publix, Target/Walgreens, Wal-Mart/Lowes/Home Depot, Heritage Park Amphitheater, and a Prisma Health facility to name a few). Also worth mention: the southern edge of downtown Greenville (i.e. the Greenville Memorial Hospital Campus) is a convenient twenty minute commute. The historic Fork Shoals community (one of the Greenville area's oldest settlements) is less than two miles down Fork Shoals Road and is the home of the 5-star rated Fork Shoals Elementary School. A few other must-see local amenities include Happy Cow Creamery, City Scape Winery, & Cedar Falls Park. The property is also zoned R-R3 which would allow for residential development.

Location Overview

Located minutes away from I-385 access, Publix, Target, Wal-Mart/Lowes/Home Depot, Heritage Park Amphitheater, and a Prisma Health facility

Drone Photography

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Property Photos

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Property Maps

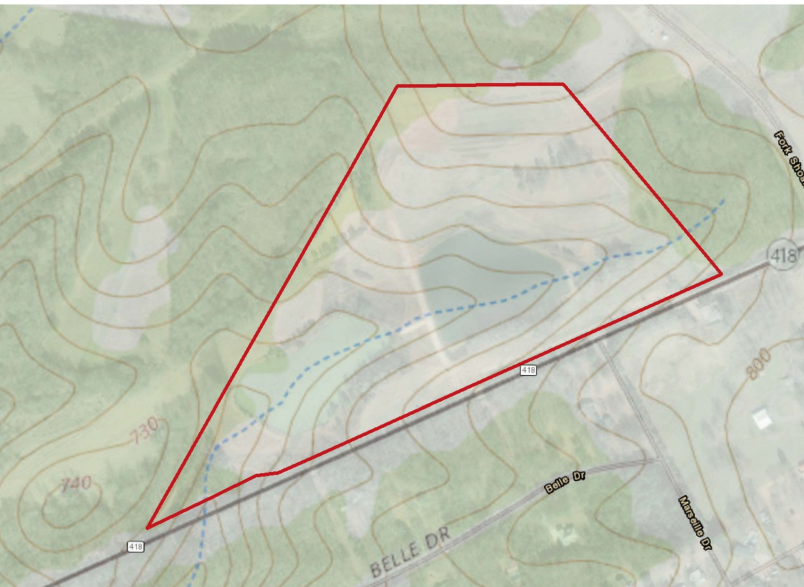
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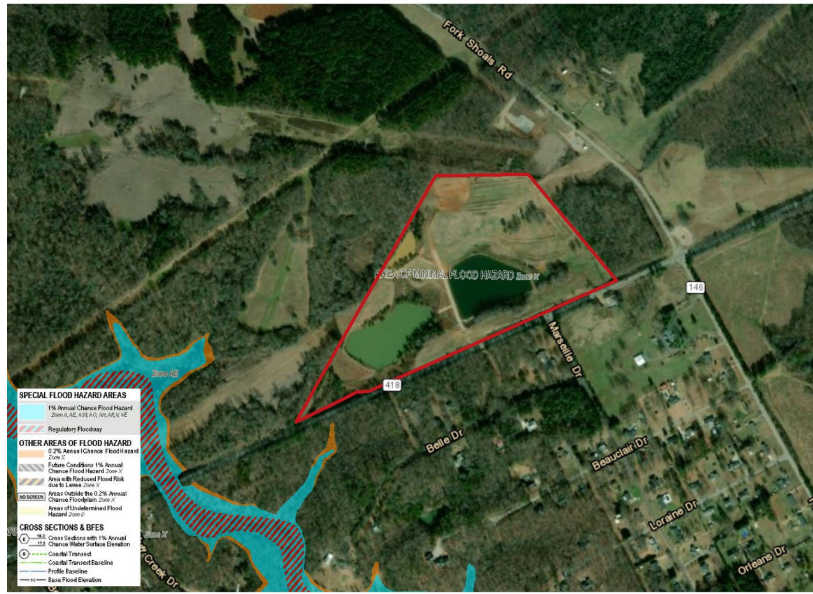
Topographical Map



FEMA Flood Zones



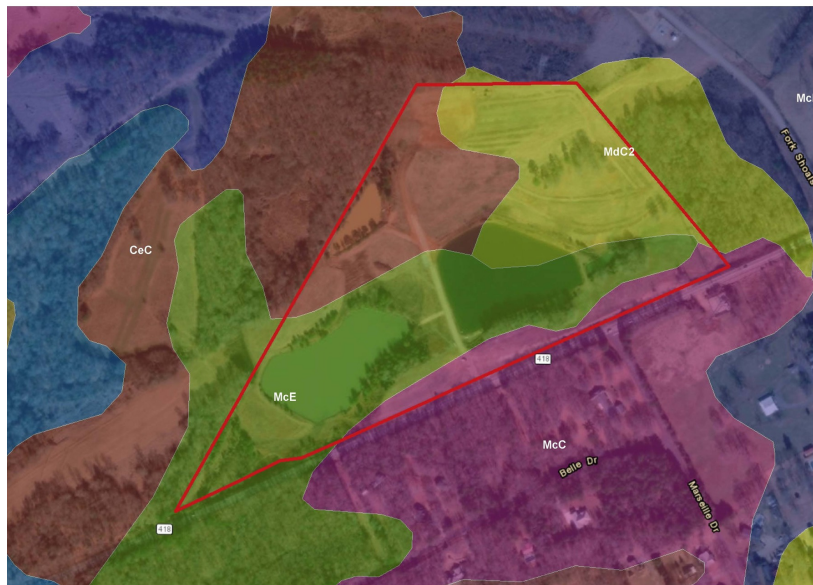
National Wetlands Inv.



Soil Survey



- National Wetlands Inventory**
- Estuarine and Marine Deepwater
 - Estuarine and Marine Wetland
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake
 - Riverine



- Soil Survey**
- CeC
 - McE
 - McC
 - MdC2

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