



Turn-key Recreational Estate  
**128.5 +/- Acres**  
Gaffney, South Carolina 29340

Sale Price Reduced: \$6,965/Acre

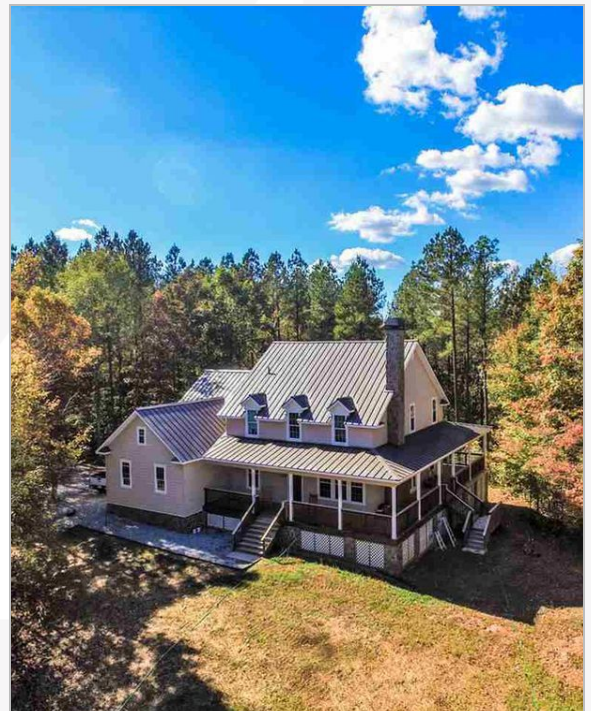
# Little Thicketty Creek Farm

3216 Old Georgia Highway  
Gaffney, South Carolina 29340

## Property Highlights

- Cherokee County Tax Map # 066-00-00-045.000
- 2,900+/- feet of frontage on Little Thicketty Creek
- 5+/- Acre stocked pond
- 10+/- Acre dove field
- 20+/- acres of loblolly pine
- The balance of the property 90+/- acres is in mature hardwoods and is a nice combination of bottoms and ridges
- Excellent deer and turkey populations
- 3,600 s.f. custom home with 2 car garage built in 2013 (5BR/5.5BA)
- Sale Price Reduced To \$895,000

VIEW PROPERTY VIDEO



For more information

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Little Thicketty Creek Farm

# Property Features

128.5 Acres | \$6,965 / AC



SALE PRICE: \$895,000

WATER: Well

HEAT/AIR: Central

SEWER: Septic

ROOF: Seamless Metal

## Property Overview

This turn-key recreational estate located in the heart of the upstate foothills has it all. Over half a mile of frontage on Little Thicketty Creek provides an excellent wildlife corridor. The thickets along the creek frontage are substantial and serve as excellent habitat for keeping deer and turkeys on the property year round. A dove field has been implemented in the ten acre field adjacent to the creek frontage and is complemented by a telephone wire. The timber stands on the property are an excellent mixture of mature hardwoods (ridges and bottoms) and mature loblolly pine. A beautiful custom built home (3,600sf) sits on a secluded bluff overlooking a five acre pond that has produced giant largemouth in the past. The two story home, which includes a two car garage and large wraparound porch, was designed for large family gatherings and includes the following features:

Exterior: Masonite Siding, Wrap-Around Porch, Crawl Space, 2 Car Garage

Interior: Wet Bar, Stone Fireplace, Hardwood Floors on Main Level, Carpet on 2nd Floor, Ceramic Tile in Kitchen and Baths, Granite Counter tops, Ceiling Fans, Smooth Ceilings, Alarm System with Cameras, Bonus Room

Master: Walk-in Closet, Double Vanity, Tiled Shower  
Appliances: Stainless Steel. Dishwasher, Double Oven, Microwave, Refrigerator, Gas Stove

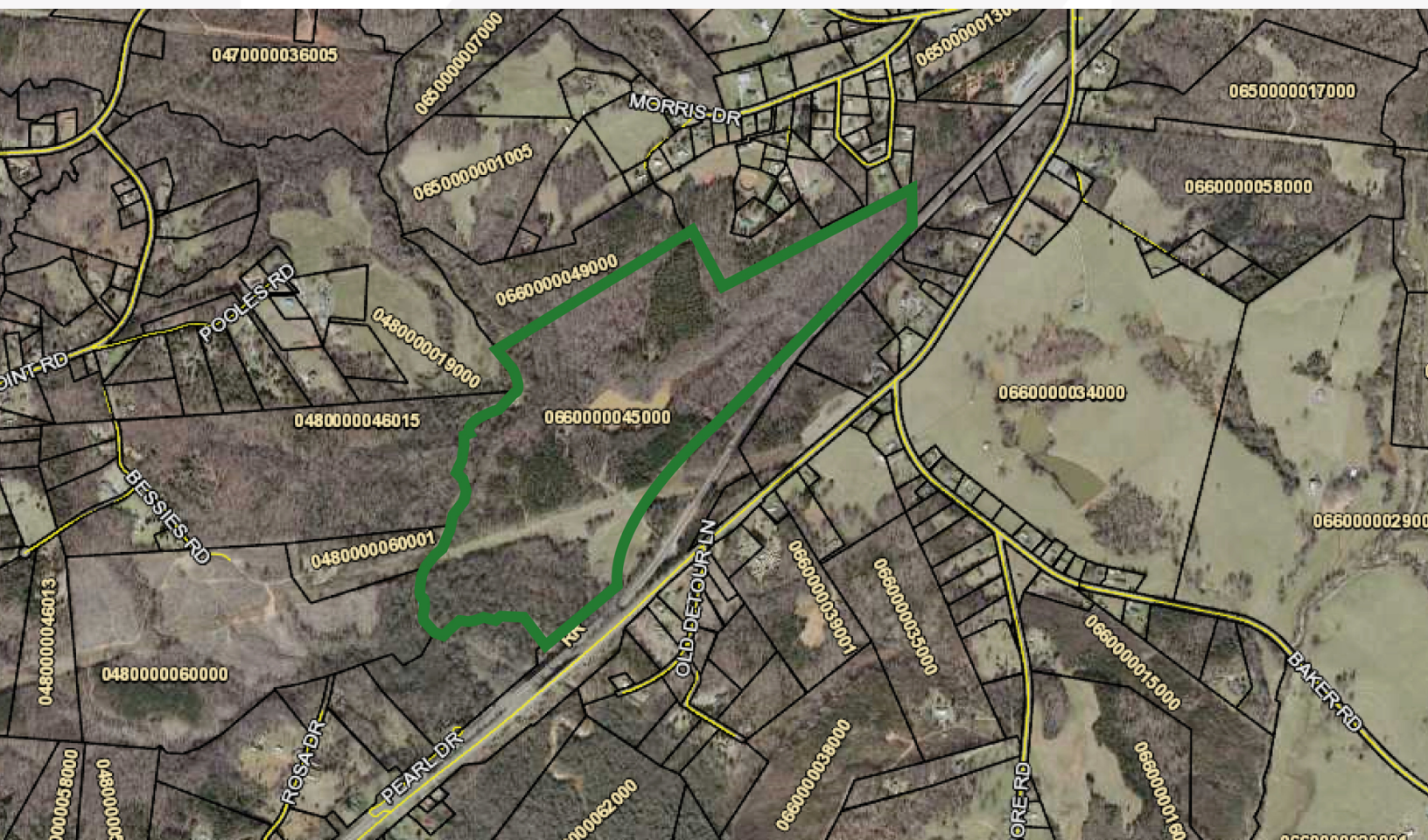
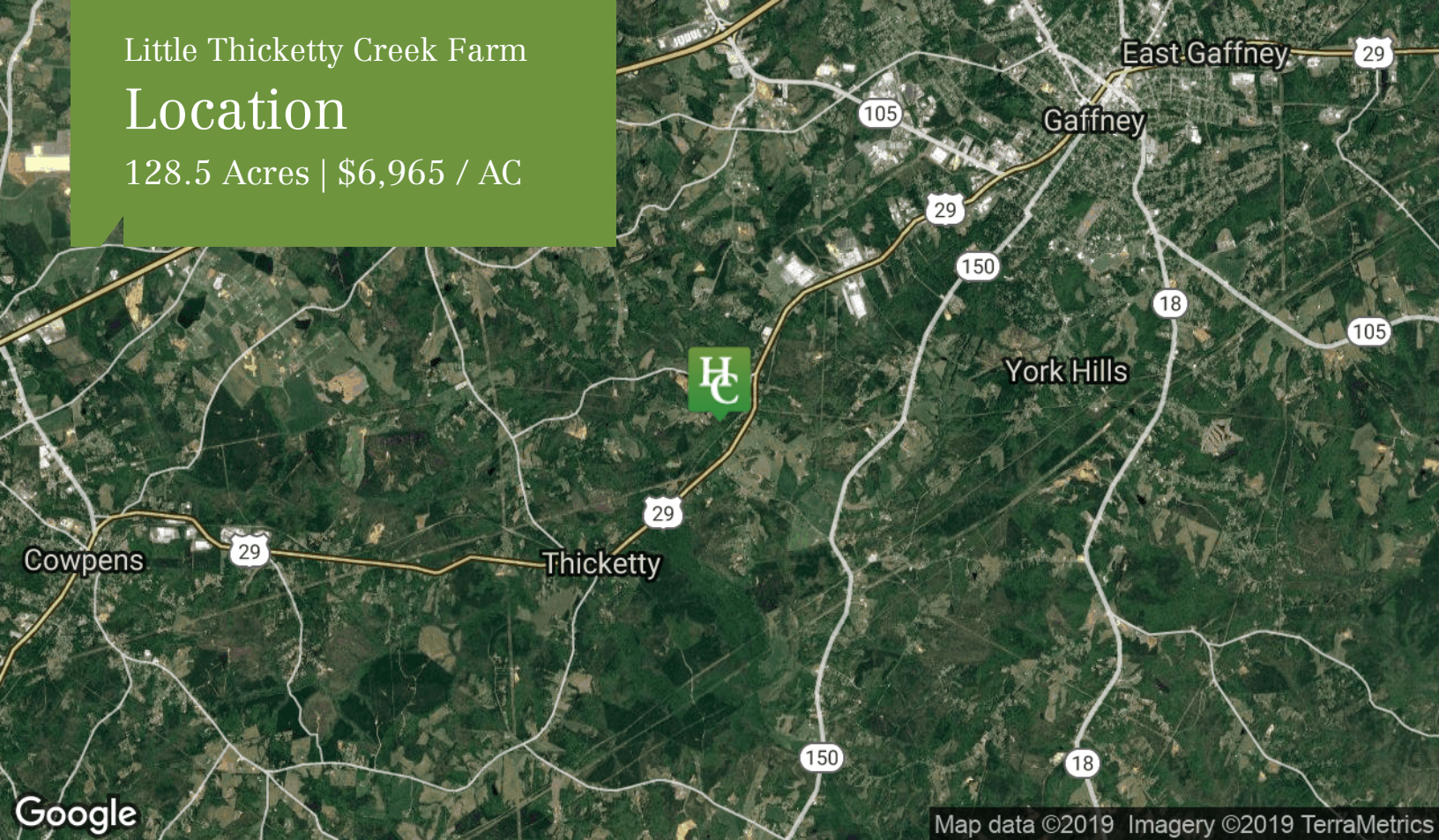




Little Thicketty Creek Farm

# Location

128.5 Acres | \$6,965 / AC



Huff Creek Properties | 101 E Washington St, Suite 400, Greenville, SC 29601 | 864 232 9040

[huffcreekproperties.com](http://huffcreekproperties.com)



For Sale

# Land

128.5 Acres | \$6,965 / AC





For Sale

Land

128.5 Acres | \$6,965 / AC

