

# ±487 Acres For Sale

Newberry Highway | Saluda, SC 29138



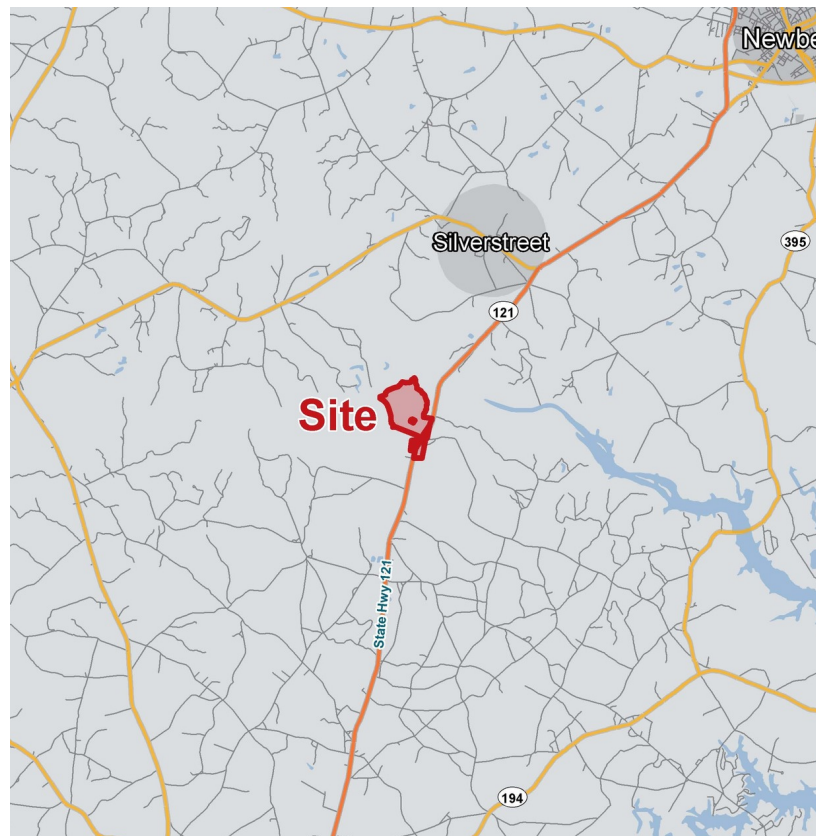
\$2,295,000



DRONE VIDEO | <https://vimeo.com/536898148>

## Double D Farm Property Details

- Saluda County TM #s 090-00-00-001 100 & 090-00-00-001
- REDUCED PRICE \$4,713/acre
- +-1 mile of deep water Saluda River frontage
- +-3 acre stocked pond
- +-1.5 miles of creek frontage
- +-45 acres of tillable fields and food plots that were strategically implemented for hunting
- +-1,700sf cabin with basement (4BR/2BA)
- Bunk House (2BR/1BA)
- +-68x84 Hoover Building (w/ septic and plumbing)
- +-30x40 Pole Barn
- +- Gas heated greenhouse (w/ thermostat control)
- 2 storage sheds (one w/ overhangs and one w/ chicken coops)
- Improvements utilize sustainable power sources including solar, generator, ambient heat, and gas/wood systems
- Well water
- Tornado Shelter
- Large, fenced garden with blueberries, fruit trees, and long vines of muscadines, and scuppernongs



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# Property Description

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## Property Overview

DROVE VIDEO AVAILABLE! Double D farms is a multi use property located on the Saluda River at the Newberry/Saluda county line. With over a mile of shoreline it was once known as the Abney tract and has a rich history which includes the original Cherokee trail running through it. The town of Saluda is 12 miles away and Newberry is 9 miles away. Greenville and Columbia are both just under an hour drive.

In the center of the property overlooking a well maintained field and 3 acre pond is a log cabin with several outbuildings and gardens. The new huge barn has large porches and entertaining areas. The 1,700sqft cabin is 4 bedrooms with 2 baths and a large basement. There are two screened porches which run the full length of the home. There is plenty of room for guests with an additional bunk house with lofts and two large bedrooms and one bathroom. The property is totally sustainable on its own. Redundant power supplies, well water, 3 sources of heat, tornado shelter, heated greenhouse, and large fenced garden with blue berries, fruit trees, and long vines of muscadines and scuppernongs. Three 500 gallon propane tanks and three 650 gallon fuel tanks with diesel, gas, and kerosene. You can even raise chickens with the storage building that has an integrated chicken coop.

There are different age class of pines, hardwood bottoms, creeks, and fields that produce great row crops. This property is truly unique and private. The wildlife includes Deer, turkey, dove, and wild hogs. Food plots throughout the property produce trophy animals that can be hunted by custom blinds. You can access the big water of lake Murray with a 7 mile boat ride. Fish from the property's bank and catch bream, catfish and Striper. In fact a 42 pound striper was caught off the rock wall of this property. This is a sportsman's dream property!



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# Drone Photography

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# Property Photos

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