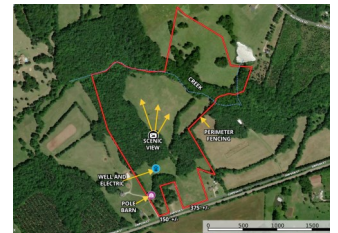


# Calhoun Falls Farm



Offered for \$ 4,997 / Acre



+/- 74.43 Acres | 1605 Simpson St Ext | Abbeville County, SC | 29628

74 +/- acres located less than 25 miles from Greenwood, SC and less than 35 miles from Anderson, SC. All of your modern day conveniences are less than 20 minutes from the property. There is 525' of road frontage on Simpson St Ext and two gated entrances. The property includes; mixed hardwoods, manicured pasture, a pole barn and a beautiful free flowing creek. There is an established well and electric on site. There is a perimeter fence (fence type-new fixed knot) that encompasses almost the entire 74 acres. The property does have cattle currently, please use caution. This property is ready for livestock and your dream home.

**Caleb Rundorff**

Listing Agent

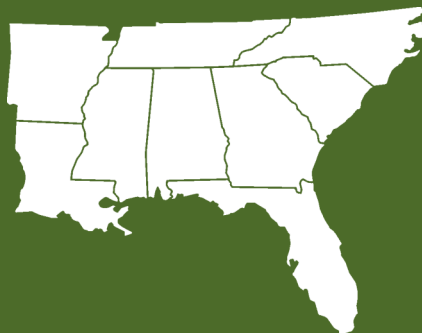
513 N. McDuffie St  
Anderson, SC 29621

Phone: 706.549.5050

Mobile: 864.991.6015

Fax: 706.549.8909

Email: [crundorff@southernlandexchange.com](mailto:crundorff@southernlandexchange.com)



**Southern  
Land Exchange**