

FOR SALE

**10-Acre Wooded Retreat in
Abbeville County – Perfect for
Hunting or Building**

000 Hwy 72, Calhoun Falls, SC 29628



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$79,000
Lot Size:	10 Acres
Price/Acre:	\$7,900
Zoning:	FA (Forest Agricultural) by Abbeville County

PROPERTY OVERVIEW

This 10-acre parcel of wooded land, located just outside the small town of Calhoun Falls in rural Abbeville County, South Carolina, offers an ideal opportunity for those looking to hunt, fish, or build their dream home in a peaceful, rural setting. This property is perfect for outdoor enthusiasts who enjoy hunting and fishing. With convenient access to the charm of a small town for shopping and dining, this is a rare find for those seeking a quiet retreat in the heart of nature. Zoned FA (Forest Agricultural) by Abbeville County, there is a water main line that runs across the front of the property. The lot has trees at the front and is more open in the rear, and its relatively flat/level.

LOCATION OVERVIEW

Discover the charming town of Calhoun Falls, SC, where natural beauty and outdoor recreational opportunities abound. Nestled less than 10 minutes from Lake Russell and near Lake Thurmond, the area offers abundant fishing, boating, and hiking options. The Calhoun Falls State Recreation Area and Richard B. Russell Dam and Lake provide endless opportunities for relaxation and enjoyment. Additionally, the location benefits from its proximity to major highways, offering easy access to nearby cities and attractions. With its peaceful setting and access to natural amenities, this area holds exceptional potential for land and other investors seeking prime real estate opportunities.

**10 Acres in Calhoun Falls, SC
Looking East**



**10 Acres in Calhoun Falls, SC
Looking West**



IMPSON ST EXT

154-00-00-066

154-00-00-112

WILSON JAMES CASON
 1060 TURTLE POND RD AIKEN SC
 29803
 HWY 72
 10.00 Approximate Acres
 Value \$95,500
[View: Report](#) | [Field Definitions](#) | [Google Maps](#)

154-00-00-112

154-00-00-069

154-00-00-147

154-00-00-067

5320

5372

5352

72

5319

5343

5369

154-00-00-136

FIRESIDE

WILD

154-00-00-047

5217

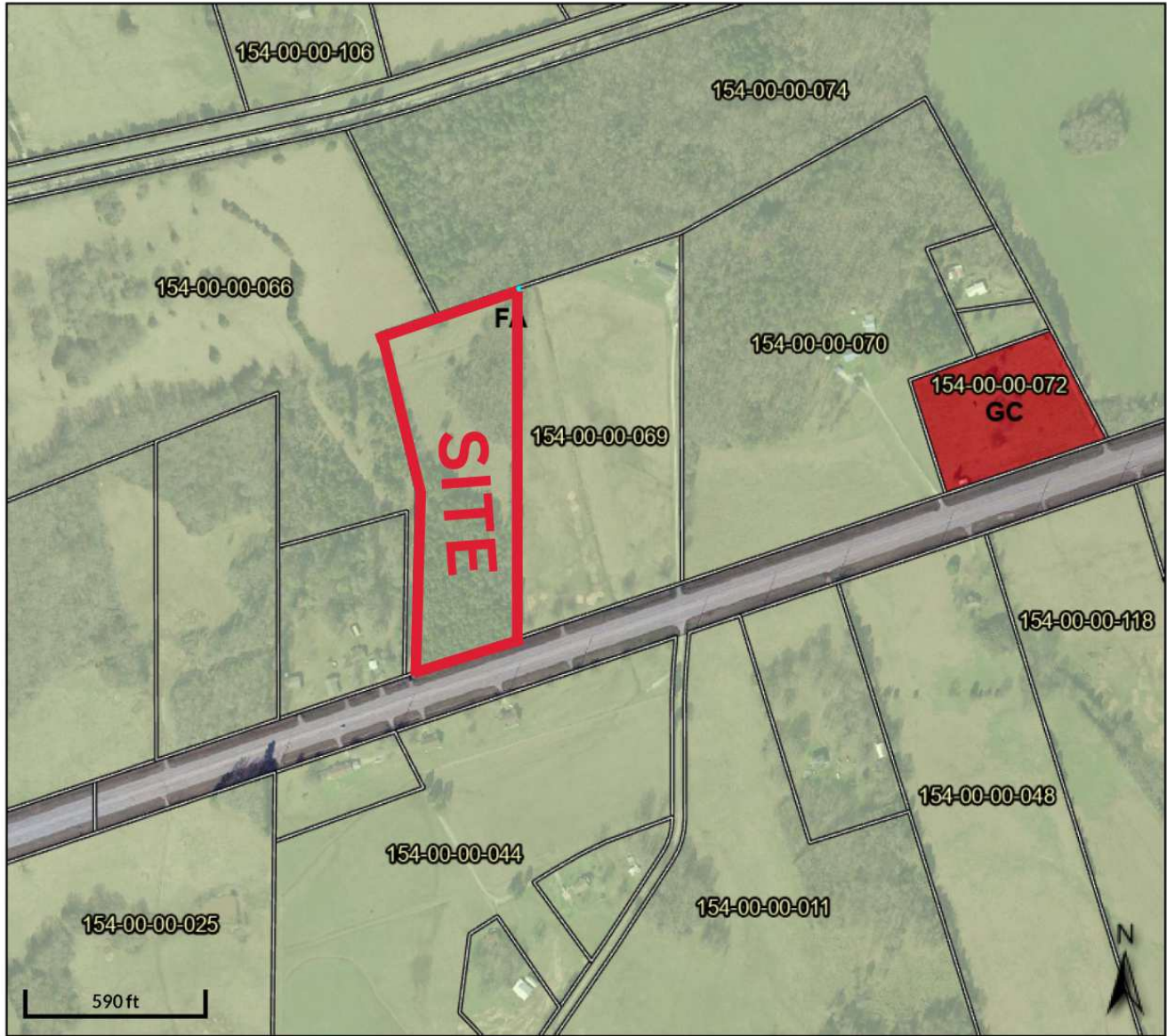
154

35

78

Topo Map





Overview



Legend

- Parcel Numbers
- Parcel
- Site Address
- Zoning
- BI
- CC
- FA
- GC
- GR
- HC
- HISTORICAL
- LI
- MH
- NC
- OC
- R10
- R2
- R6
- R8

ZONING



Water Map



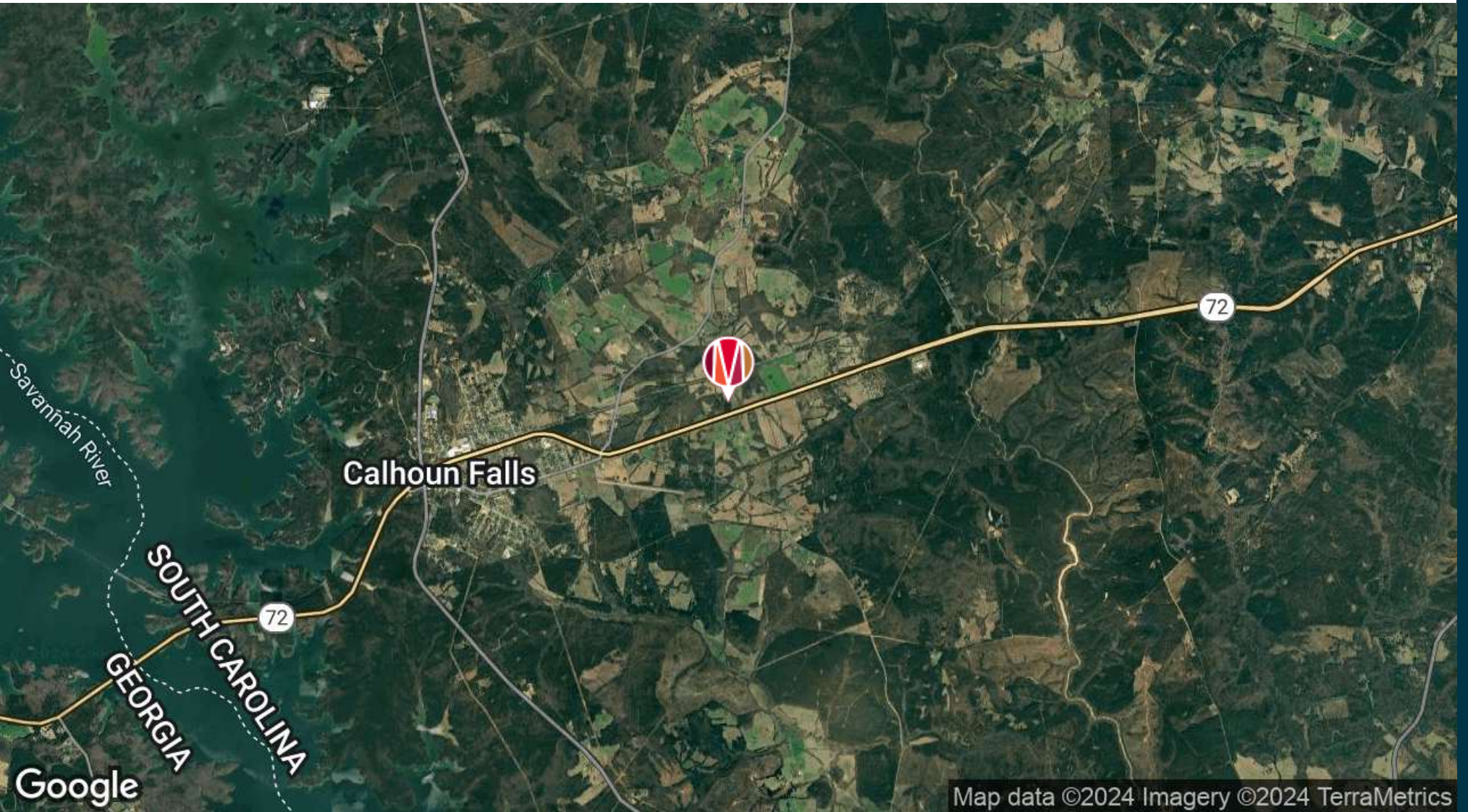
Legend

- Parcel Numbers
- Parcel
- Site Address
- Water lines

Parcel ID	154-00-00-112	Alternate ID	154-00-00-112	Owner Address	WILSON JAMES CASON
Sec/Twp/Rng	n/a	Class	n/a		1060 TURTLE POND RD AIKEN SC
Property Address	HWY 72	Approximate Acres	10.0		29803



LOCATION MAP



Map data ©2024 Imagery ©2024 TerraMetrics

DEMOGRAPHICS MAP & REPORT

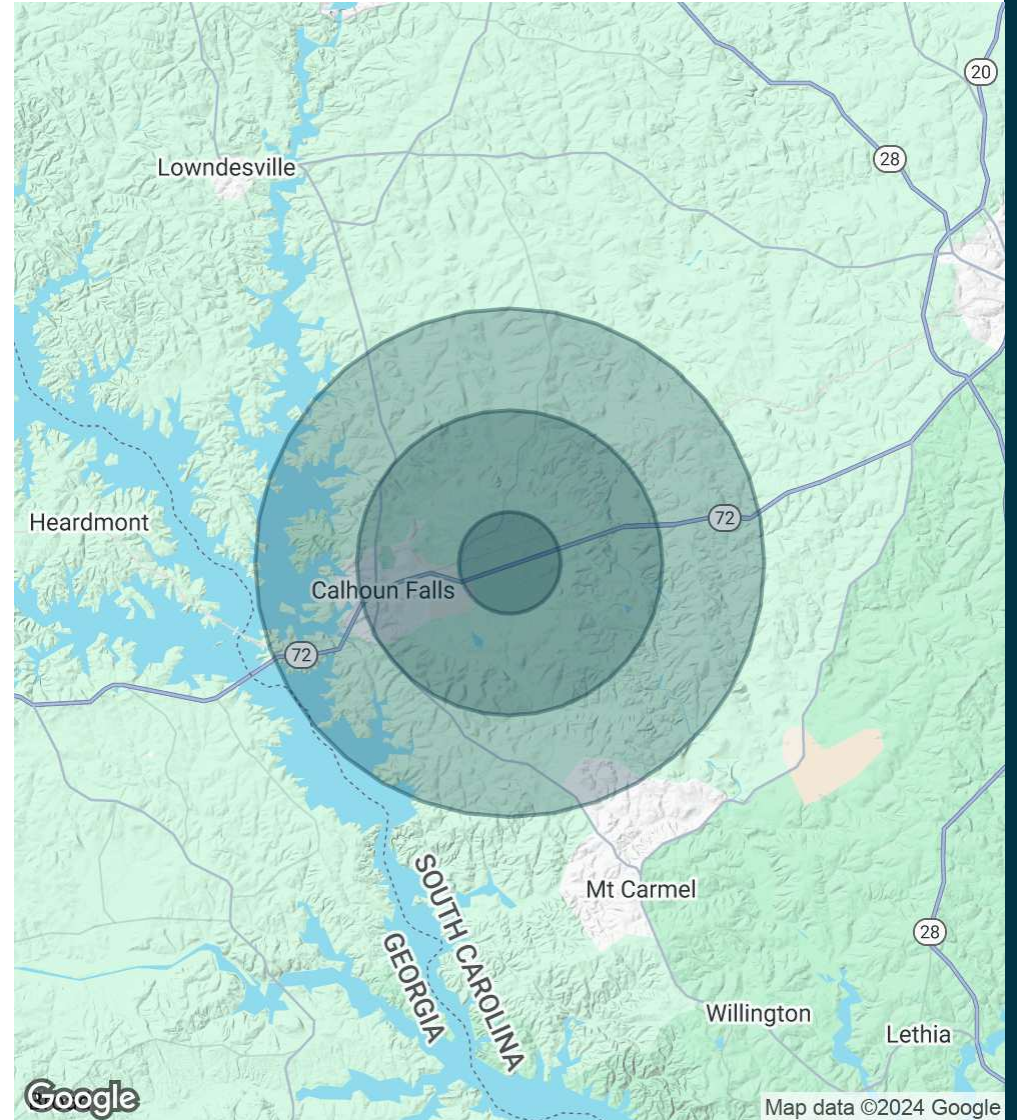
POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	149	2,240	2,641
Average Age	47	47	47
Average Age (Male)	45	45	45
Average Age (Female)	49	48	48

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	71	1,018	1,190
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$60,921	\$72,729	\$74,677
Average House Value	\$119,620	\$123,216	\$129,479

Demographics data derived from AlphaMap





CURT HANNA

Commercial Brokerage Advisor

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Cell: 864.993.2501

PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.

SC #132904 // GA #430540

MEYBOHM COMMERCIAL PROPERTIES

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