

Ervindale Farm

672 Boxwood Road | Laurens, SC 29360

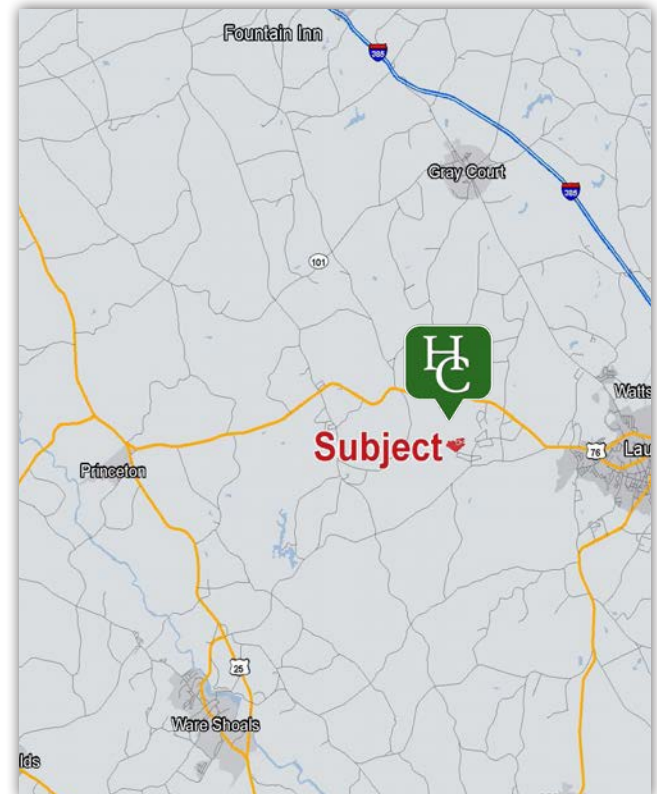


SALE PRICE: \$1,860,000



Property Features

- Laurens County TM#s 198-00-00-028 & 198-00-00-005
- 3 BA / 3 BR home
- 350' of creek frontage
- ±35 acres of timber stand with a majority of which is mature upland hardwood with excellent numbers of white oaks
- The balance of the property consists of well maintained pasture currently housing a cattle herd
- ±45 minute commute from downtown Greenville
- Located less than 3 miles from the city limits of Laurens and 0.5 miles from Lake Rabon
- Quality deer and turkey hunting opportunities
- Excellent potential for a large dove field behind the home with a 400 yard long powerline



Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

John Etheridge
+1 864 232 9040
jetheridge@naiearlefurman.com

101 E Washington St
Greenville, SC 29601
huffcreekproperties.com

Property Description

672 Boxwood Road | Laurens, SC 29360



Ervindale Farm is a unique opportunity to acquire a registered cattle farm in the heart of western Laurens County. The property consists of +-55 acres of well-maintained pasture (with hot wire fencing) and +-35 acres of mature upland hardwoods including a creek bottom with 350' of creek frontage. Gently rolling topography is another desirable feature that allows for convenient access throughout the entire +-92.53 acres. Ervindale currently houses a herd of 30-40 cows and is set up to operate a turnkey cattle operation. Given the substantial amount of pasture, the property also has tremendous upsides for high quality hunting opportunities from a habitat diversification standpoint. Large sections of native grasses and planted pines could be established with sufficient tillable acreage remaining to plant a large dove field (with a 400-yard powerline in place) and smaller, secluded areas for food plots. The hardwood creek bottom at Ervindale already serves as an excellent wildlife corridor and creating a truly diverse habitat aimed at holding large numbers of deer and turkeys is a realistic possibility.

The main residence at Ervindale is a +- 3,000' two story farmhouse (3BR/3BA) located +-1,100' down a secluded paved driveway that offers a element of privacy. The vantage point from the expansive back porch is stunning and the views at sunset and sunrise authentically resemble a painting of the countryside. The kitchen is located at the rear of the house and overlooks the back porch which was constructed entirely with Brazilian Oak. Granite countertops, a porcelain farmhouse sink, tile floors, and two rockers by a brick fireplace combine to make this a warm and inviting space with excellent natural lighting. The main level also includes two large living spaces on opposite sides of the home: a formal living room with a second fireplace and a large den (each with hardwood floors). A breakfast room, full bathroom, and pantry are also on the main level. Three bedrooms and two additional full bathrooms (including a master with a walk-in closet) are located on the second floor. The property includes some outbuilding as well including a shed, two dog runs, and a barn with an overhang.

Ervindale Farm presents a unique opportunity to purchase a pristine working cattle farm with excellent hunting/recreational opportunities located less than 3 miles from the city limits of Laurens (and Laurens High School), +-0.5 miles from Lake Rabon, and a 45-minute commute from downtown Greenville.

Rusty Hamrick

+1 864 232 9040

rhamrick@naiearlefurman.com

John Etheridge

+1 864 232 9040

jetheridge@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.

The Timber and Recreational Land Division of NAI Earle Furman

Drone Photos

672 Boxwood Road | Laurens, SC 29360



Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

John Etheridge
+1 864 232 9040
jetheridge@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.

The Timber and Recreational Land Division of NAI Earle Furman

Drone Photos

672 Boxwood Road | Laurens, SC 29360



Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

John Etheridge
+1 864 232 9040
jetheridge@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 Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

The Timber and Recreational Land Division of NAI Earle Furman

Exterior Photos

672 Boxwood Road | Laurens, SC 29360



Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

John Etheridge
+1 864 232 9040
jetheridge@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 Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

The Timber and Recreational Land Division of NAI Earle Furman

Exterior Photos

672 Boxwood Road | Laurens, SC 29360



Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

John Etheridge
+1 864 232 9040
jetheridge@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.

The Timber and Recreational Land Division of NAI Earle Furman

Exterior Photos

672 Boxwood Road | Laurens, SC 29360



Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

John Etheridge
+1 864 232 9040
jetheridge@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.

The Timber and Recreational Land Division of NAI Earle Furman

Exterior Photos

672 Boxwood Road | Laurens, SC 29360



Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

John Etheridge
+1 864 232 9040
jetheridge@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 To Be Implied.

The Timber and Recreational Land Division of NAI Earle Furman

Interior Photos

672 Boxwood Road | Laurens, SC 29360



Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

John Etheridge
+1 864 232 9040
jetheridge@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.

The Timber and Recreational Land Division of NAI Earle Furman

Interior Photos

672 Boxwood Road | Laurens, SC 29360



Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

John Etheridge
+1 864 232 9040
jetheridge@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 Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are To Be Implied.

The Timber and Recreational Land Division of NAI Earle Furman

Interior Photos

672 Boxwood Road | Laurens, SC 29360

 Huff Creek
Properties



Rusty Hamrick
+1 864 232 9040
rhamrick@naiearlefurman.com

John Etheridge
+1 864 232 9040
jetheridge@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.

The Timber and Recreational Land Division of NAI Earle Furman