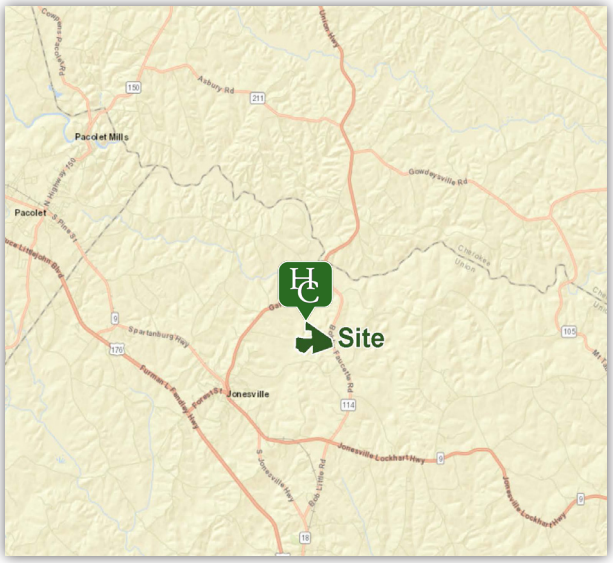
Bobby Facuette Tract | ±249 Acres

1087 Bobby Facuette Road, Jonesville, SC 29353

SALE PRICE: $1,250,000

Property Features

- ±1,150’ of frontage on Bobby Faucette Road
- Eleven food plots totaling ±6 acres including a large ±2 acre field
- A bold creek runs through the interior of the property for ±0.9 miles
- Beautiful, open hardwood bottom areas along the creek frontage including a ±10 acre section at the northern corner
- An excellent pond location along the creek
- An extensive and well-maintained internal trail system
- A diverse wildlife habitat consisting of mature upland hardwood, bottomland hardwood, and various ages of loblolly pine stands
- Small natural wetland area
- A three-story building offering storage, living space, and a crow’s nest
- Excellent hunting opportunities for deer and turkey
- A conservation easement is in place on all but 7 acres of the property
- Located approximately 30 minutes from Spartanburg, one hour from Greenville, and 1.5 hours from Columbia



Rusty Hamrick
+1 864 230 0694
rhamrick@naief.com

John Etheridge
+1 864 908 9708
jetheridge@naief.com

Huff Creek Properties

Property Description

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The Bobby Faucette Road tract, a high-quality hunting property in northwest Union County, is a great opportunity to acquire a large timberland holding at a reasonable price in upstate South Carolina. A legitimate element of wildlife habitat diversity is an undeniable property feature and a history of combining best forestry practices with deliberate wildlife management objectives has created an enclave for sustainable deer and turkey populations. The main water source is a bold creek that runs through the middle of the property for nearly a mile, and this low-lying area includes a few very impressive open hardwood bottom flats. One of these areas is in the center of the property making it an ideal pond site. Another unique water feature is a beautiful natural wetland along the southern boundary line. Various age classes of loblolly pine stands, large sections of mature hardwoods, and eleven food plots make up the balance of the property, and the timber stands include an abundance of truly massive specimens of sawtimber pine and oak trees. An excellent internal trail system offers access to every corner of the property further enhancing the property's status as a turnkey hunting property.

A three story building, conveniently located near the entrance, offers a 1BR/1BA living space that includes a spacious den and kitchen, a large storage area on the main level, and a crow's nest on the top floor. A conservation easement is in place on a majority of the property (242 acres) leaving 7 acres along Bobby Faucette Road unencumbered.

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Map Set

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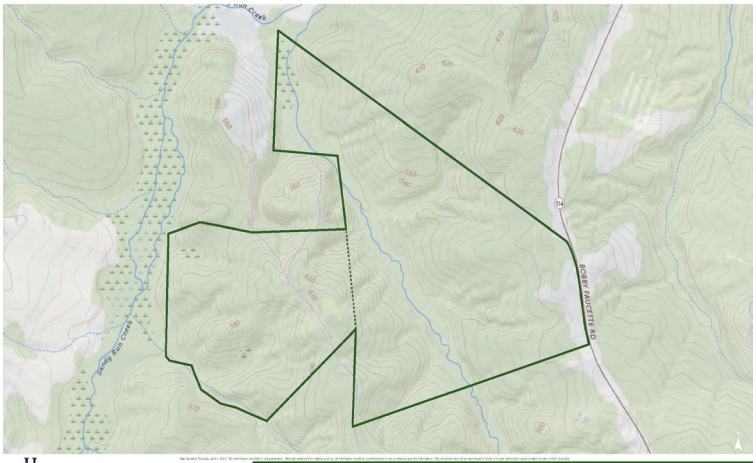
Aerial

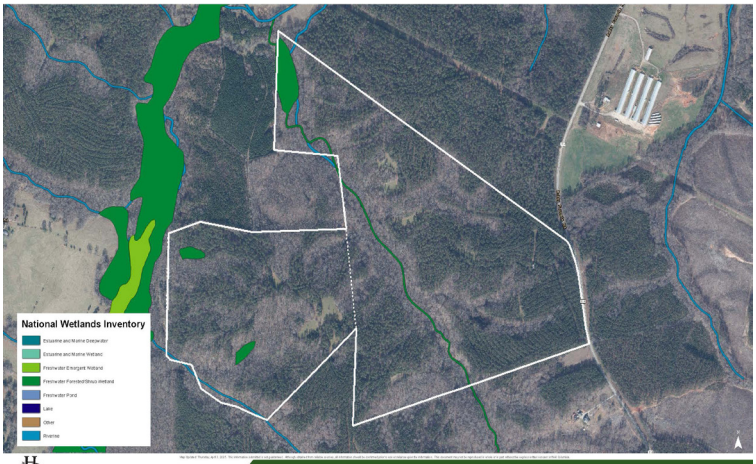
2020 Infrared

Topographical Map

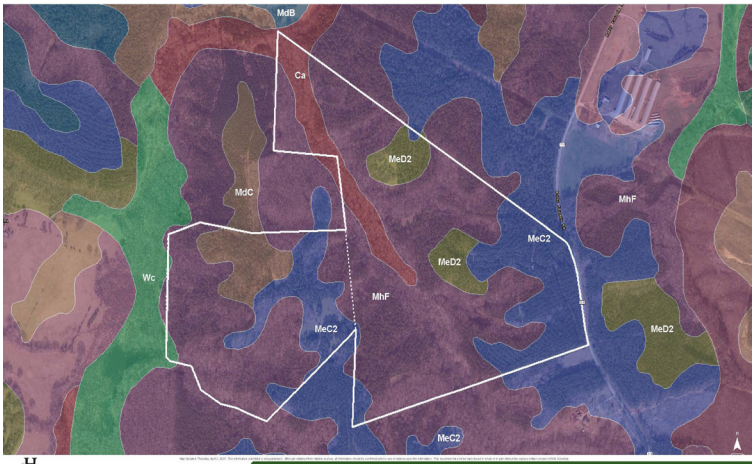


Flood Zones

National Wetlands Inv.



Soil Survey



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