

# GREENE FORREST ACRES

7483 Hwy 252, Honea Path, South Carolina

VIEW SITE VIDEO



**SALE PRICE: \$3,200,000**



## PROPERTY HIGHLIGHTS

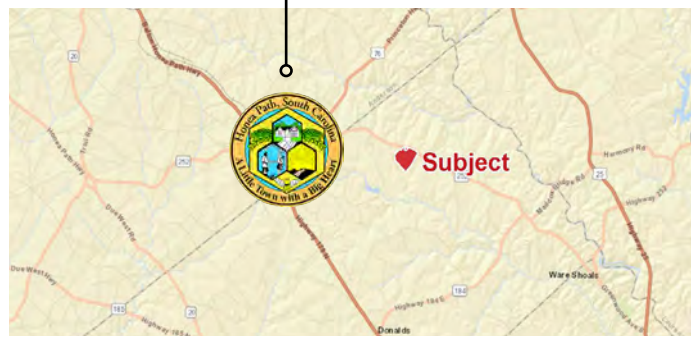
- ±153.72 acres including:
  - ±3,740 SF barndominium (fully furnished)
  - ±6,600 SF shop/apartment (±4,400 SF exterior space, ±2,200 SF enclosed with (2) 12x14 garage doors, ±750 SF mezzanine apartment)
- Barndominium and the shop on city water with backup well
- New well for pond backup - 40 gpm 50,000 gallons a day capacity
- Abbeville County TM #s:
  - 004-00-00-049: 3.61 Acres
  - 004-00-00-016: 150.11 Acres
- Significant road frontage:
  - ±2400' on Hwy 252
  - ±2100' on Thomasson Drive
- Extensive maintained food plots and mineral sites
- ±2.75 acre managed stocked pond - bluegill, bass, channel catfish
- Highway and perimeter fencing
- Horse paddock
- Covered 20'x 30' dock (including aerators and automatic fish feeder)
- Great hunting opportunities including deer, turkey, duck, and doves
  - Duck impoundment
  - 8 deer stands
- Excellent network of trail/road system
- 35 miles to Downtown Greenville

## EQUIPMENT TO CONVEY:

- 9900 Series Kubota enclosed 100 HP tractor (2000 hours)
- 10' Bush Hog (basically new)

## CONVENIENT LOCATION

Only 3 minutes to thriving community of Honea Path for all of the conveniences of town - restaurants, grocery stores, hardware store, etc.



**NAI Earle Furman**

**John D. Gray, Jr. | Shareholder/Broker**  
864 678 5991 | jgray@naief.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



# GREENE FORREST ACRES | ±154 Acres

## Property Description



## A Rare Opportunity: ±153.72 Acres of Prime Land in Honea Path, SC

Discover the perfect blend of natural beauty, functionality, and investment potential with this extraordinary ±153.72-acre property in the heart of Honea Path, South Carolina. Ideally located just 35 miles from Downtown Greenville, this expansive estate offers endless opportunities—whether you're looking for a private retreat, recreational paradise, or a turnkey rural compound with upscale amenities, ready to hunt the 2025 season.

At the heart of the property is a spacious ±3,740 SF barndominium (1,200 SF living space, breezeway, garages, covered porches), providing a comfortable and stylish living space with rustic charm. A separate ±6,600 SF shop includes ±2,200 SF of enclosed space with two 12x14 garage doors, ±750 SF mezzanine apartment, and ±4,400 SF of covered exterior space—perfect for storing equipment, hosting events, or running a business from home.

With significant road frontage, access is easy and visibility is high, making this a prime candidate for a variety of uses.

The property features:

- Extensive, maintained food plots and mineral sites for wildlife
- A stocked ±2.75-acre pond with a covered dock, aerators, and an automatic fish feeder
- Duck impoundment, horse paddock, and 8 deer stands
- Abundant hunting opportunities: deer, turkey, duck, and doves
- Excellent trail and road system throughout the property - mix of pines & mature hardwood bottoms
- Secure highway and perimeter fencing for privacy. Multiple means of ingress/egress.

Whether you envision a weekend getaway, hunting lodge, equestrian property, or long-term investment, this land is ready to support your vision. Properties of this scale, with this level of infrastructure and proximity to Greenville, are incredibly rare. Owner has spared no expense over the last three (3) years to create this opportunity for a turn key compound.

Don't miss your chance to own a piece of South Carolina's finest countryside.

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## Drone Photos



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## Exterior Photos





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## Barndominium Photos



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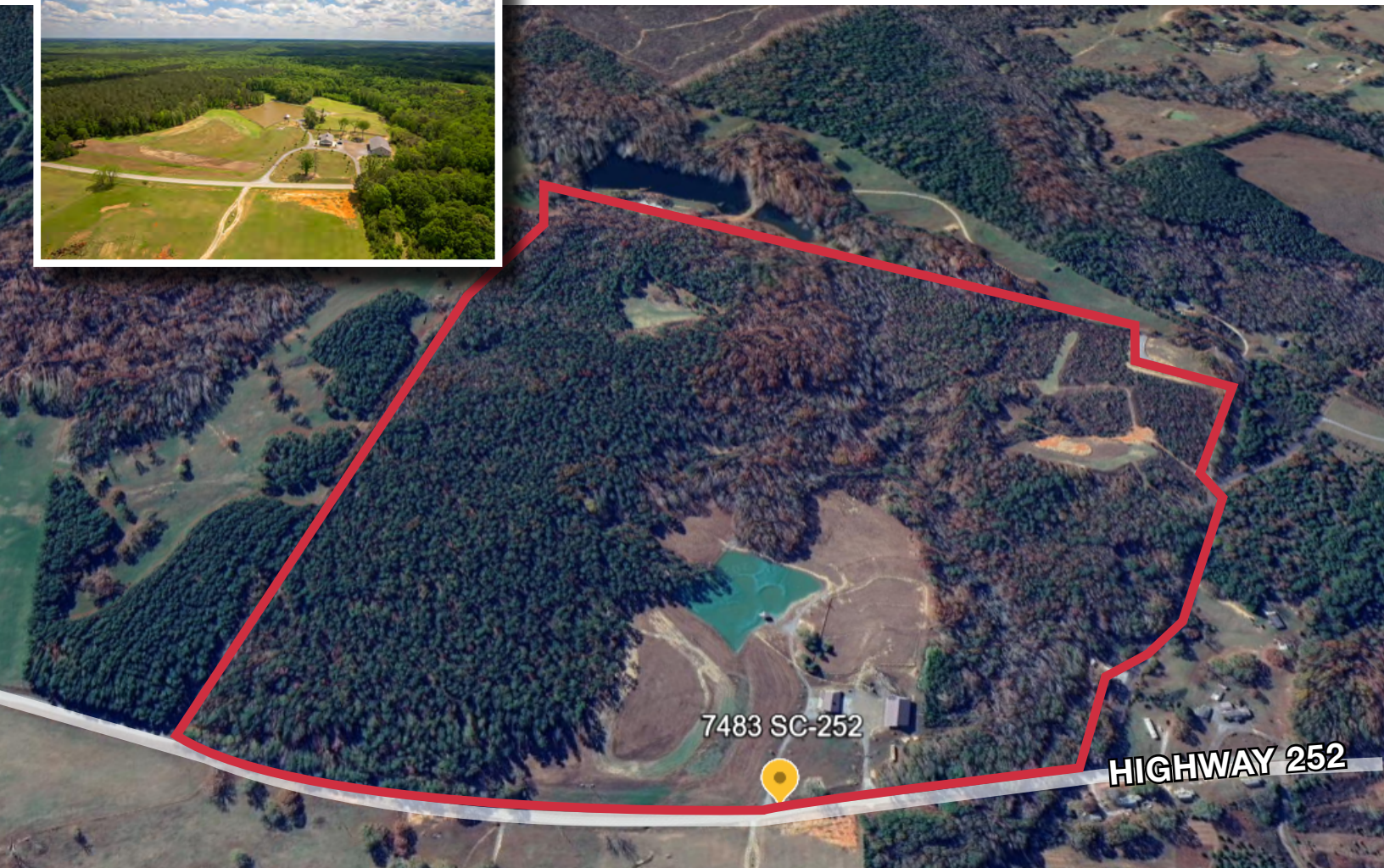




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## Maps

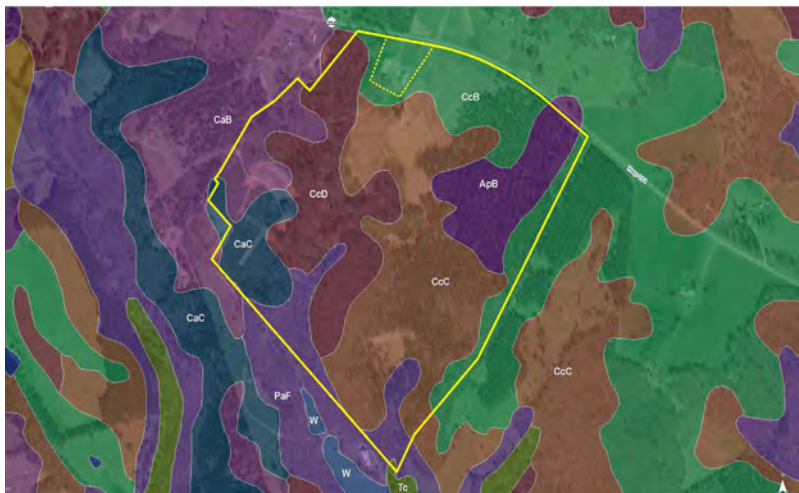
Boundary Approximate\*\*



National Wetlands Inv.



Soil Survey



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