

# Dacusville Road Tract | ±51.4 Acres

705 Dacusville Road, Marietta, SC 29661



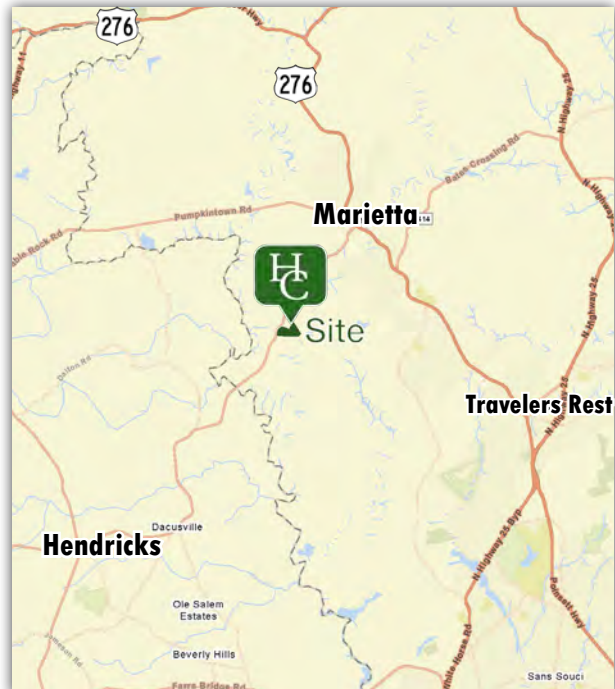
**SALE PRICE: \$2,383,900**

**VIEW SITE VIDEO**



## Property Features

- Greenville County Tax Map #: 0513060100101
- 3 BR/2 BA brick home (2,186 SF) with screened front porch and basement
- Public Water available
- 1,210' of frontage on Dacusville Road
- 375' of frontage on the North Saluda River
- ±0.5 acre pond
- ±35 acres of pristine pastures including ±20 acres of bottom fields along the river
- Mature upland and bottomland hardwoods
- ±1,890' of interior creek frontage
- Small natural duck swamp
- Excellent hunting opportunities for deer, turkey, doves, and ducks
- ±30 minute commute from downtown Greenville
- Located ±3 miles from Travelers Rest



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# Property Description

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The Dacusville Road tract is a splendid representation of arguably the most picturesque region in the South Carolina Blue Ridge foothills. Renowned for its natural beauty, this northern section of the Saluda River Basin Watershed comprises a framework of creeks, rivers, farmland, and timber stands with a 3,000-foot mountain range as a backdrop. These natural landscapes create a unique local ecosystem where native plant and animal species thrive at incredibly rare levels.

The property itself displays a very impressive blend of pristine fields, mature upland and bottomland hardwoods, and substantial water features. The combination of these features is wildlife habitat diversity at its finest and the infrastructure is in place to hold high quality populations of deer, turkey, doves, and waterfowl. A true outdoor paradise, for decades it was the personal hunting grounds of award-winning outdoor writer, historian, botanist, guide, and conservation advocate Dennis Chastain.

Existing structures on the property include a wooden shed, a concrete building, and a 3 BR/2 BA brick home (2,186') at the highest point of elevation (1,042') offering stunning eastern views from the screened front porch. A lower hardwood bluff overlooking the bottom fields offers a secondary home site with tremendous potential for seclusion and beautiful scenery as well.

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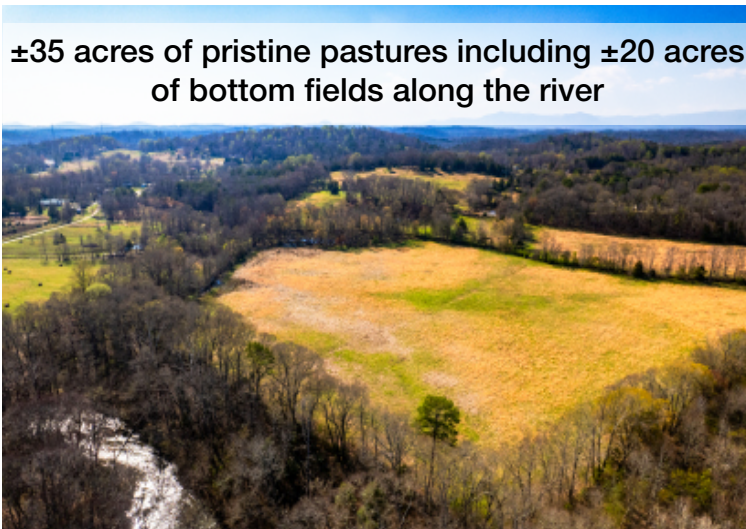
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The Timber and Recreational Land Division of NAI Earle Furman

# Drone Photos

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# Property Photos

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±1,890' of interior creek frontage



Beautiful Mountain Views



±0.5 acre pond



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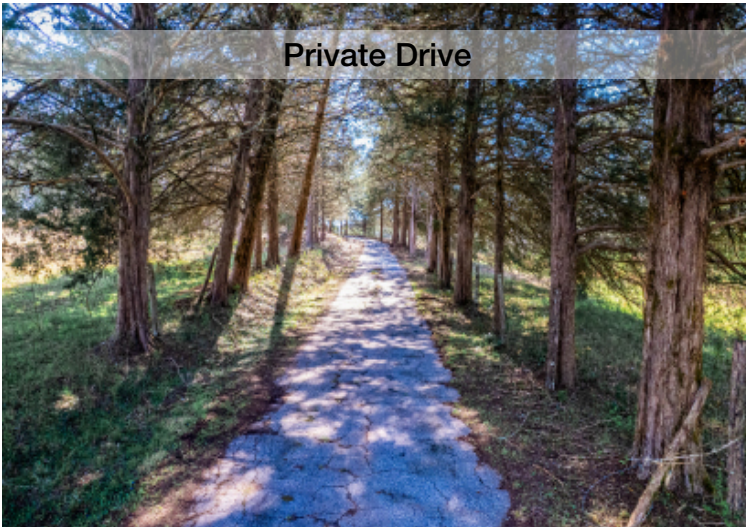
# Residential Photos

705 Dacusville Road, Marietta, SC 29661

2,186 SF 2 BR / 2 BA House



Private Drive



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# Map Set

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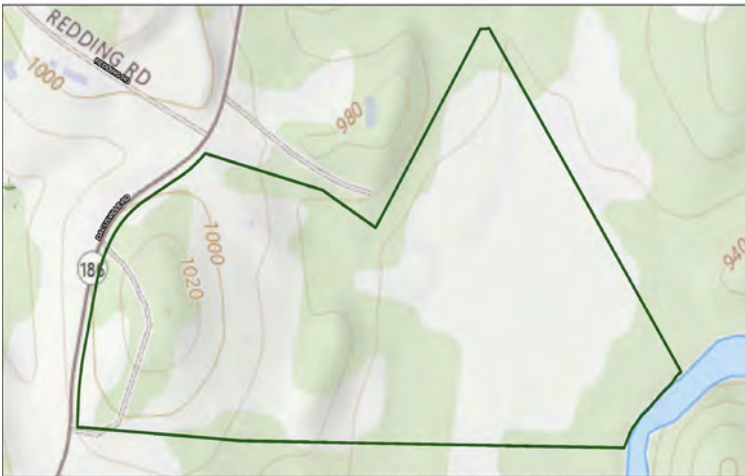
Aerial



2020 Infrared



Topographical Map



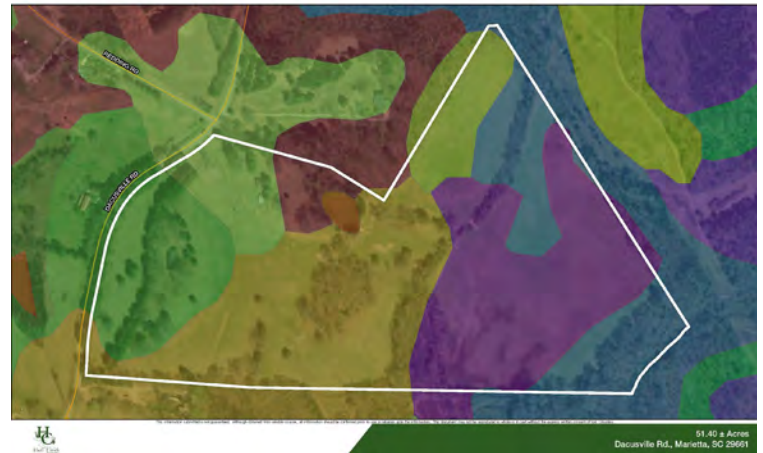
Flood Zones



National Wetlands Inventory



Soil Survey



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