

Recreational Retreat
22810 SC Hwy 121
Whitmire, SC 29178

\$715,000
136± Acres
Newberry County



MORE INFO ONLINE:

<https://scacres.com/>

Recreational Retreat
Whitmire, SC / Newberry County

SUMMARY

Address

22810 SC Hwy 121

City, State Zip

Whitmire, SC 29178

County

Newberry County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

34.464417 / -81.581139

Taxes (Annually)

378

Dwelling Square Feet

1112

Bedrooms / Bathrooms

2 / 1

Acreage

136

Price

\$715,000



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PROPERTY DESCRIPTION

Recreational Retreat

This 136 acre tract is the ideal definition of a rural recreational retreat. Situated near the Town of Whitmire in upper Newberry County, this property presents a myriad of opportunities for outdoor enthusiasts. With about a quarter-mile of road frontage, paved access offers a welcoming entrance lined with a canopy of mature pecan trees leading up to the 2 bedroom, 1 bath hunting cabin. Renovated in 2019, the cabin features granite countertops, custom hickory cabinets, and encased beams emphasizing craftsmanship and tasteful ingenuity. For peace of mind, the owners perform preventative maintenance including an annual termite inspection and bond. Fully functional, the cabin is well equipped and suitable for hosting guests, weekend getaways, or even permanent residence.

The property boasts an extensive network of interior trails, facilitating access throughout the majority of the land. These trails interconnect food plots, creeks, and an old beaver pond, fostering a thriving natural habitat for a diverse array of wildlife. Whitetail deer and wild turkey are abundant, with occasional sightings of wild hogs and other small game. Natural springs and multiple creeks converge on the property, offering picturesque waterfalls, rock outcroppings, and serving as tributaries to the nearby Enoree River. At the rear boundary, the property adjoins a roughly 370+/- acre block of the Sumter National Forest. This primitive government land may be considered as bonus acreage with no private lands between the rear boundary and the Enoree River. Sulfer Springs Road provides additional access to the Sumter National Forest land as a secondary entry option.

The vegetation is primarily composed of naturally regenerative pines and cedars, with hardwoods lining the creeks and drains. Topographical features include rolling hills, which are common for this region and enhance the property's diverse landscape. This property provides an exceptional opportunity to relish the benefits of rural South Carolina and enjoy the great outdoors with this recreational preserve.

Note: All buildings and structures located on the premises shall be sold "as is". Purchasers may have the opportunity to conduct any inspections at their expense with no repairs or warranties made by the Sellers.

Address: 22810 State Highway 121, Whitmire, SC 29178

Directions: From I-26, take Exit 60 on Whitmire Highway (SC Hwy 66) and head East towards Whitmire for about 7 miles. Turn Right on Old Newberry Highway, turn Right on Jack Wilson Road, drive about 2 miles, and turn right on US Hwy 176 / SC Hwy 121. Signs are posted along the highway at the entrance gate.

Location: Upper Newberry County. Excellent proximity I-26 and surrounding Towns and Cities. Cities nearby include Spartanburg, Greenville, Columbia, and Charlotte. Nearby towns include Whitmire, Newberry, Clinton, and Rock Hill.

Wildlife and Hunting: Hunting and fishing in Newberry County has a reputation as an excellent county for a variety of wildlife. Located in South Carolina Game Zone 2, Newberry County has an abundance of whitetail deer, wild turkey, and hogs. Waterfowl is present on large bodies of water, ponds, and rivers. Dove fields are abundant. Several public lakes and watersheds provide areas for fishing year-round.

Terrain and Natural Water Sources: Rolling hills are typical for this location. This tract consists of a variety of vegetation. Natural regenerating pines, hardwood drains, and cedars appear to be the most dominant stands of vegetation. Occasional seasonal drains lead to small creeks and tributaries that eventually feed the Enoree River.

Sumter National Forest: The Sumter National Forest is one of two forests in South Carolina that are managed together by the United States Forest Service. The Sumter National Forest consists of 370,442 acres which are divided into 3 distinct sections in western and central South Carolina. This area is considered part of the Enoree Ranger District which is also the largest, comprising roughly 170,000 acres in Chester, Fairfield, Laurens, Newberry, and Union counties. The Ranger district offices are located in Whitmire, just between Union and Newberry. Interstate 26 runs along the southwest side of the district. US Hwy. 176 and SC Hwy. 72 crisscross the district. The Enoree is well-known for its recreation opportunities on the Enoree, Tyger and Broad rivers, as well as a challenging Off-Highway Vehicle (OHV) trail. It also offers outstanding hiking, boating, hunting target shooting and equestrian opportunities.

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Roads and Entrances: Located on US Hwy 176 / SC Hwy 121, this tract offers an abundance of road frontage and a gated entrance.

Airports: The nearest major public airports are Charlotte-Douglas International Airport (CLT), Greenville-Spartanburg Airport (GSP), and Columbia Metropolitan Airport (CAE).

School District: This tract is located in the Newberry County School District. Other educational opportunities in Newberry County include Newberry Academy (Private - South Carolina Independent School Association (SCISA)).

Nearby Colleges and Universities: Newberry College located in Newberry, SC, and Presbyterian College located in Clinton, SC.

Newberry Tax Map Number: 373-19, 373-36, 373-25

Property Taxes: The property is Ag-Exempt and property taxes for 2023 were \$378.76.

Contacts:

Russ Brown

[\(803\) 718-0911](tel:8037180911)

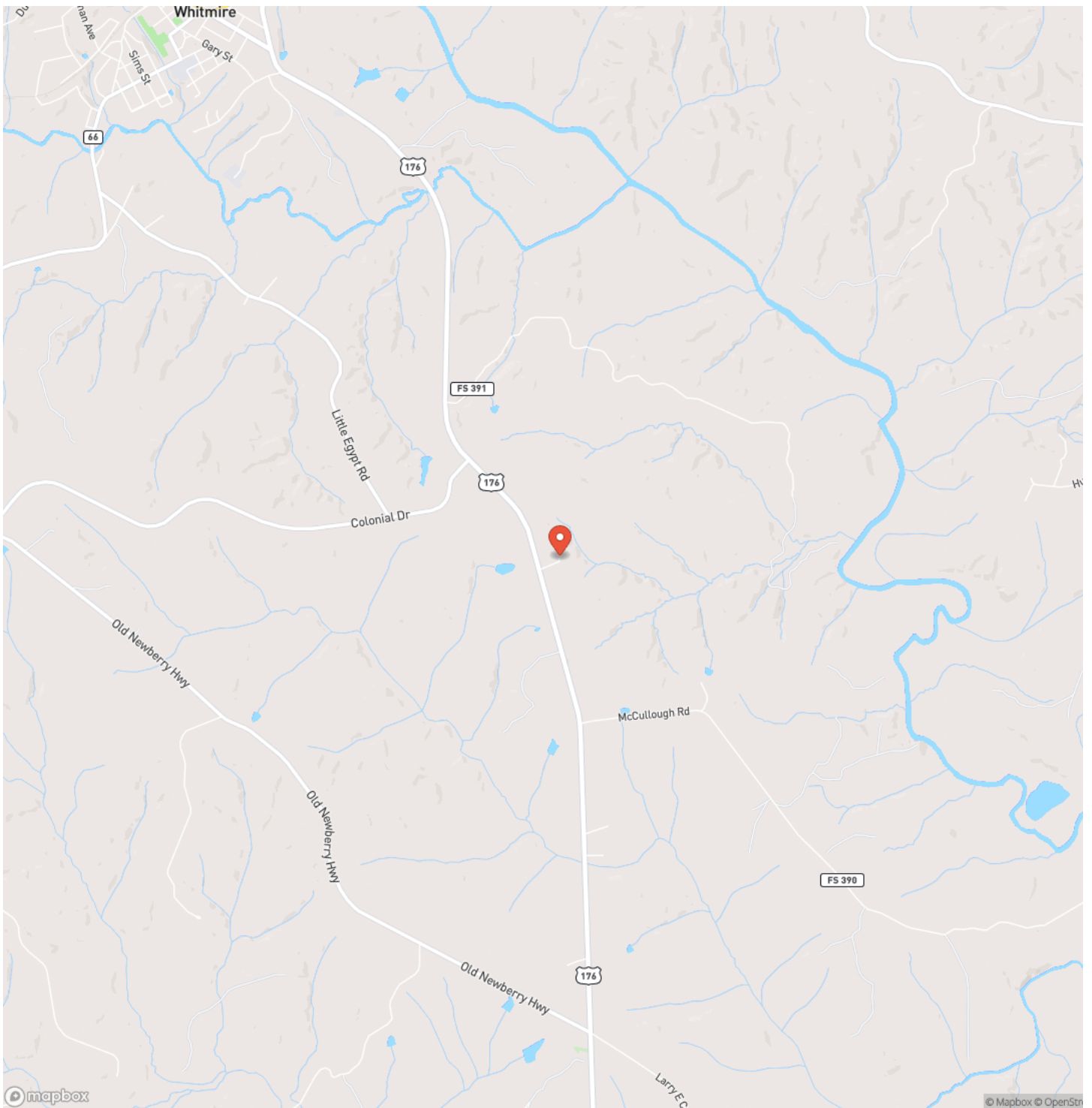
russ@scacres.com

Broker & Commission Disclosure: The Buyer's Agent/Broker must be identified upon first contact with the Listing Broker/Listing Agent and the Buyer's Agent/Broker must be present at the initial property tour to participate in the real estate commission. Commission splits will be at the sole discretion of Brown & Company.

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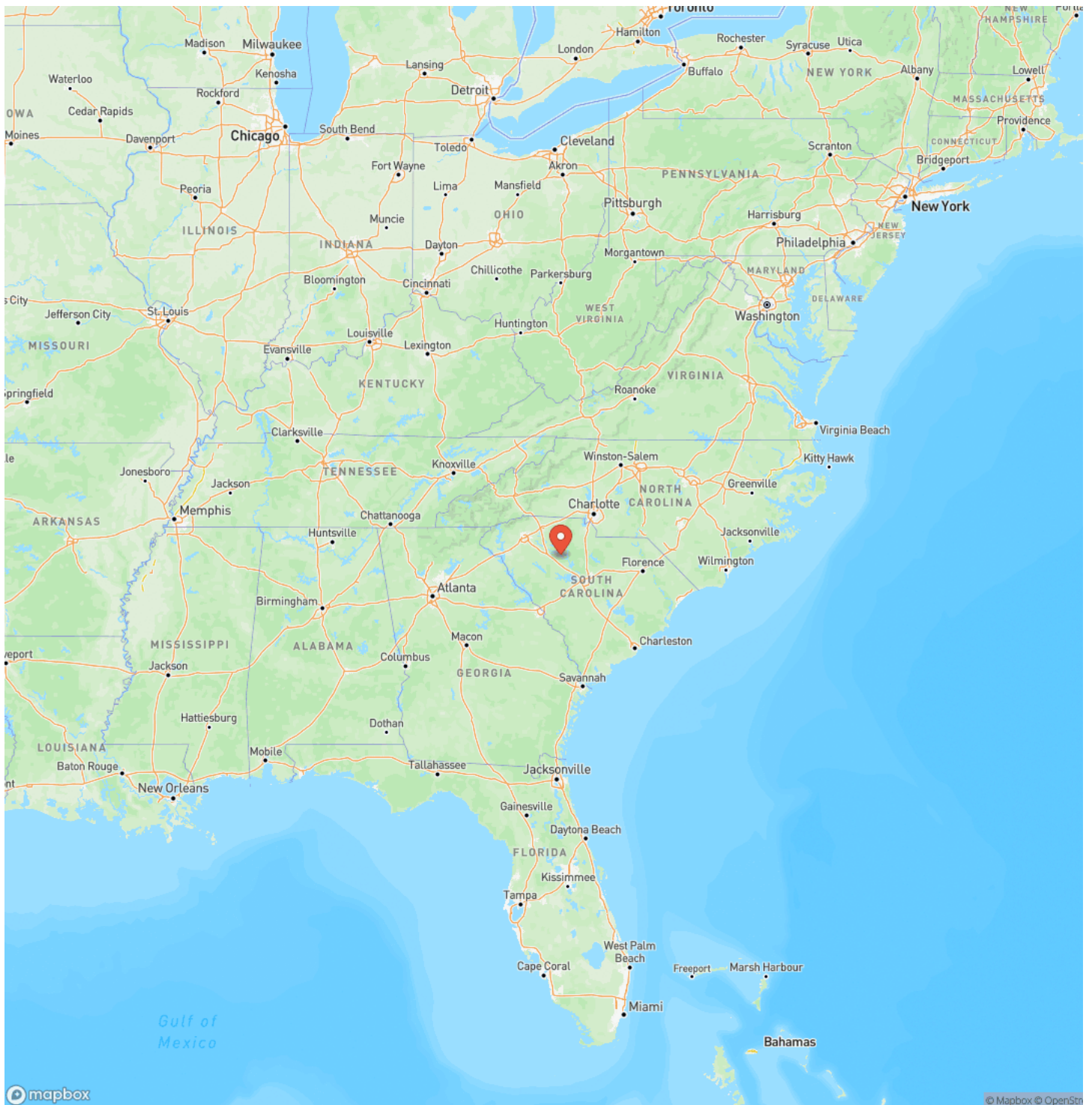
Locator Map



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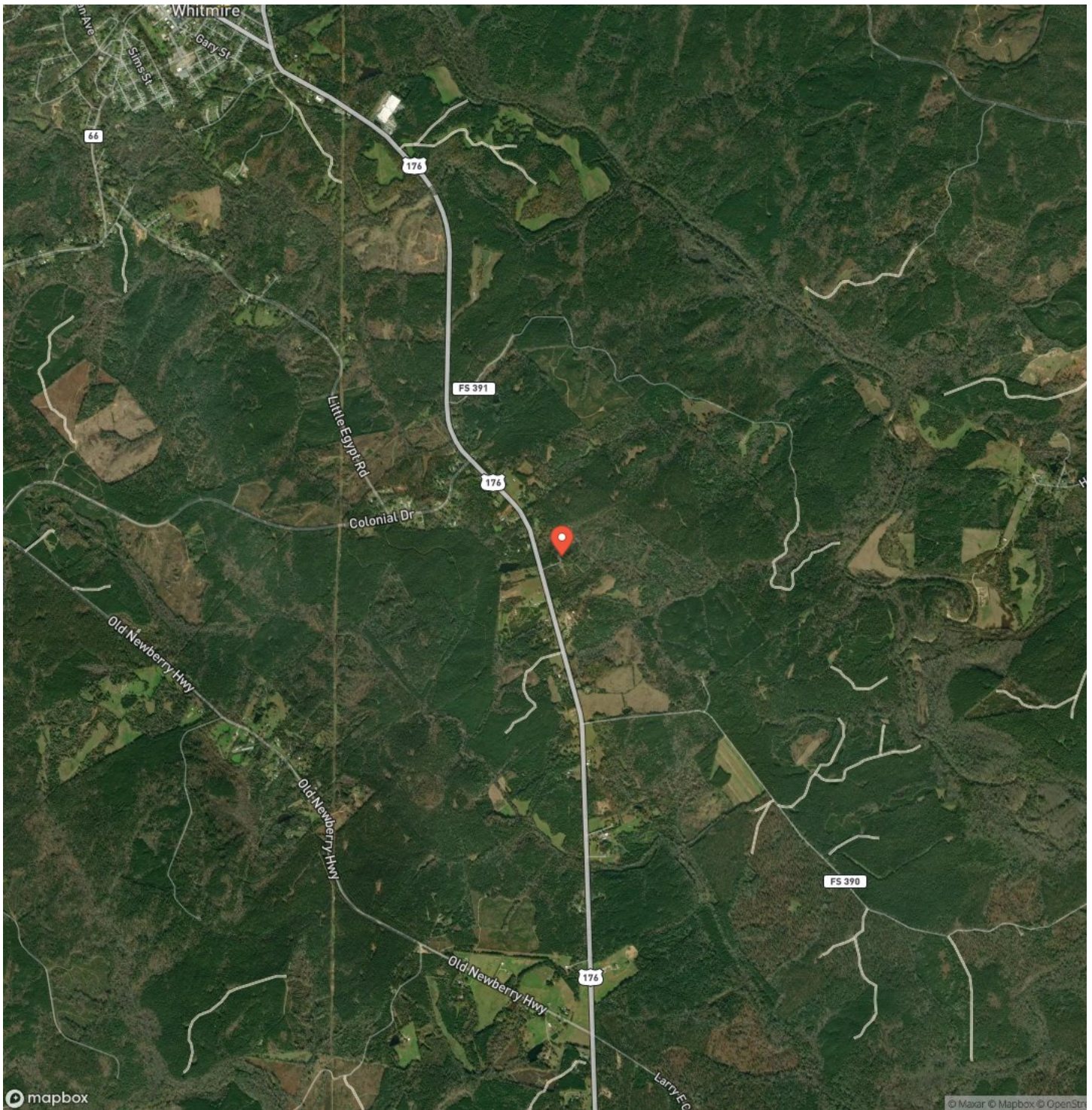
Locator Map



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Satellite Map



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Recreational Retreat

Whitmire, SC / Newberry County

LISTING REPRESENTATIVE

For more information contact:



Representative

Russ Brown

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Address

City / State / Zip

Winnsboro, SC 29180

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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