

BRUSHY CREEK TRACT
Williford Road
Union, SC 29379

\$1,335,600
317± Acres
Union County



BRUSHY CREEK TRACT
Union, SC / Union County

SUMMARY

Address

Williford Road

City, State Zip

Union, SC 29379

County

Union County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

34.65346 / -81.5613

Acreage

317

Price

\$1,335,600

Property Website

<https://compasslandpartners.com/property/brushy-creek-tract-union-south-carolina/90985/>



BRUSHY CREEK TRACT

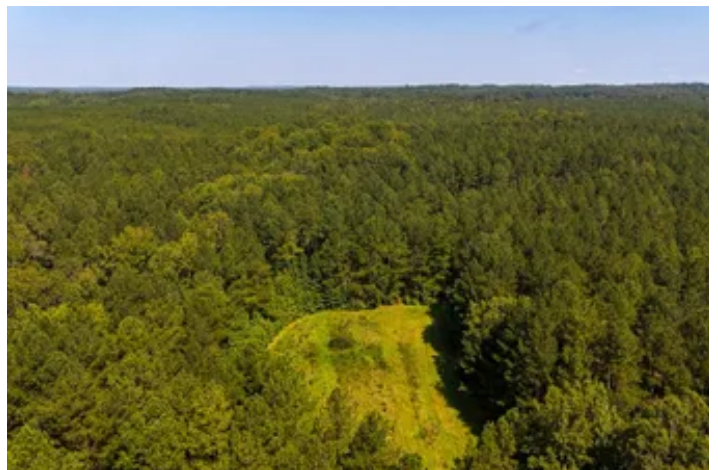
Union, SC / Union County

PROPERTY DESCRIPTION

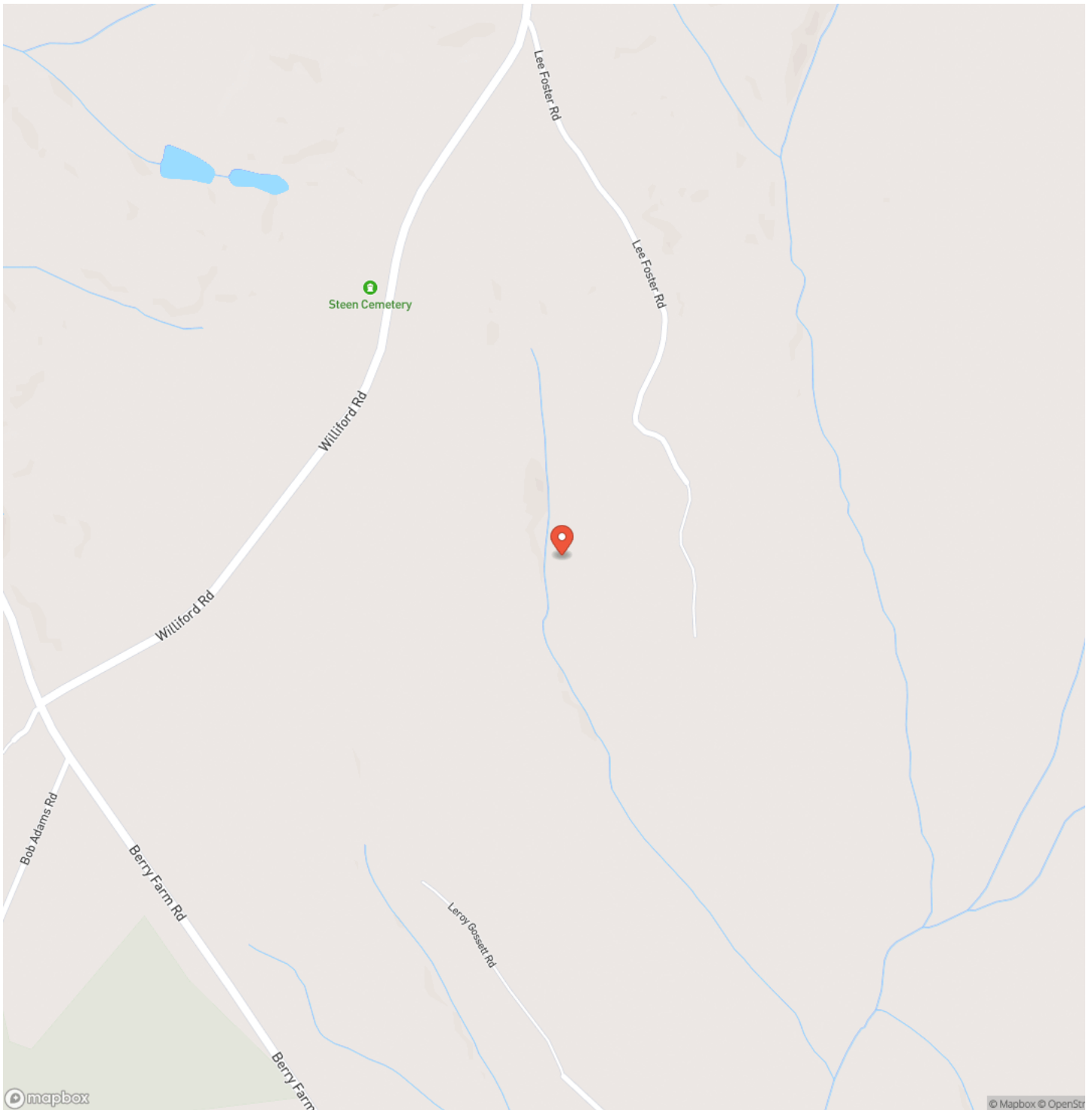
Brushy Creek Tract Union County, SC +/- 317 Acres \$1,335,600 or \$4,214 Per Acre TURN-KEY HUNTING LAND WITH CREEK, FOOD PLOTS AND MATURE TIMBER The Brushy Creek Tract offers exceptional hunting plus a timber investment opportunity on +/- 317 acres in Union County, SC. This substantial tract combines mature timber resources with established hunting amenities for the discerning land buyer. Location & Access 10 minutes from Union, SC 45 minutes from Spartanburg, SC Access from Lee Foster Road Internal road system Timber Resources Varying ages of merchantable loblolly pine plantation Pre-merchantable loblolly pines Mature hardwood bottoms Multiple timber management opportunities Hunting Features Multiple established food plots Excellent white-tailed deer and wild turkey populations Habitat suitable for quail management Brushy Creek flows through property Natural Features Brushy Creek traverses the property Mix of pine plantation and hardwood bottoms Varied topography and forest age classes Natural water source supports abundant wildlife Investment Potential This tract represents an outstanding opportunity for both recreational use and timber investment. The combination of merchantable timber, established hunting infrastructure, and prime location makes the property ideal for the serious sportsman or investor seeking long-term value. Whether you're looking for a premier hunting retreat, timber investment, or legacy property, the Brushy Creek Tract delivers exceptional potential in one of South Carolina's most desirable counties. Showings are by appointment only. Contact us today! Contact Us More SC Land New Search MAPS Download Maps Looking for More? Talk to Our Experts or Explore More Land for Sale Contact Us More SC Land



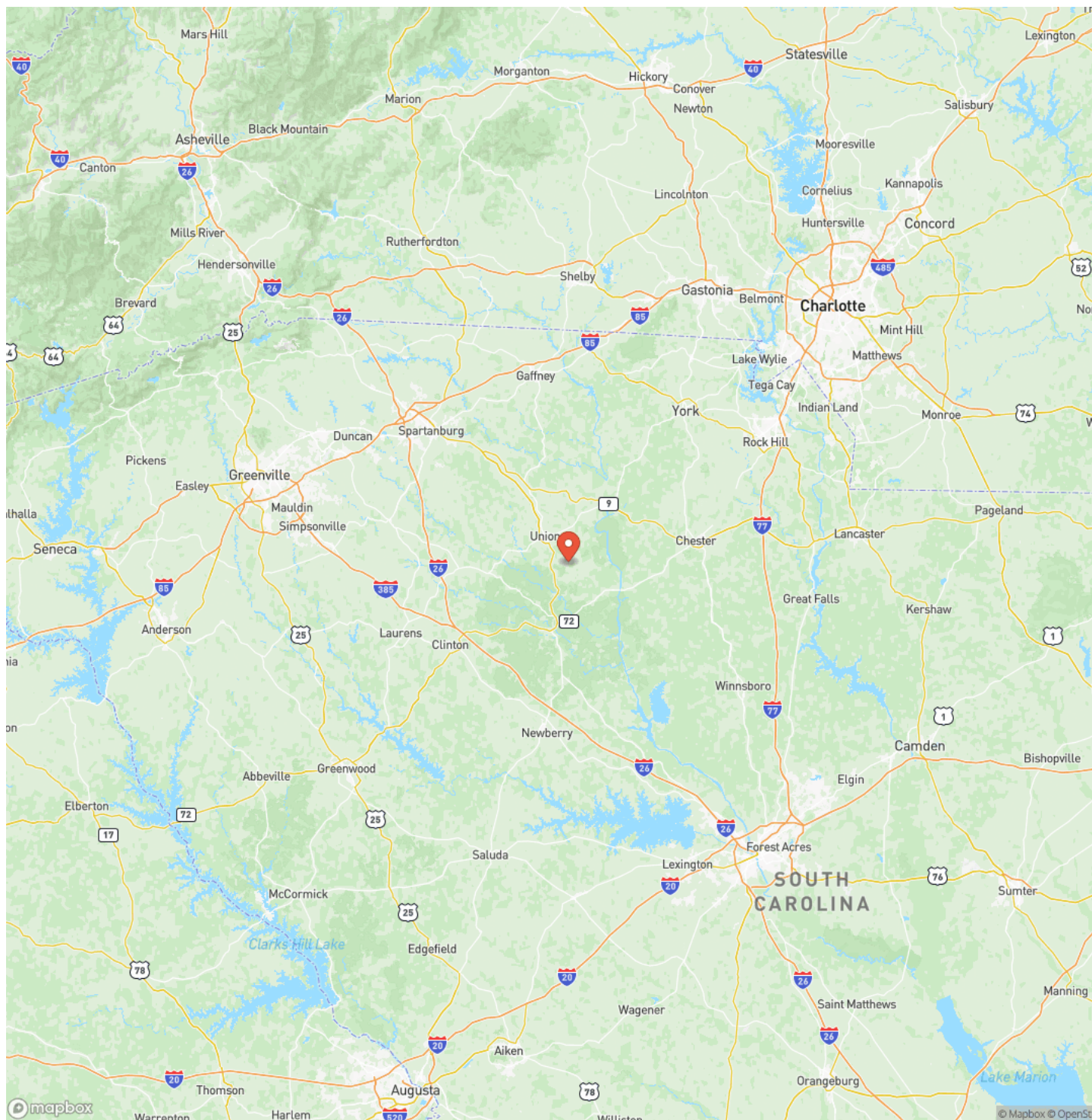
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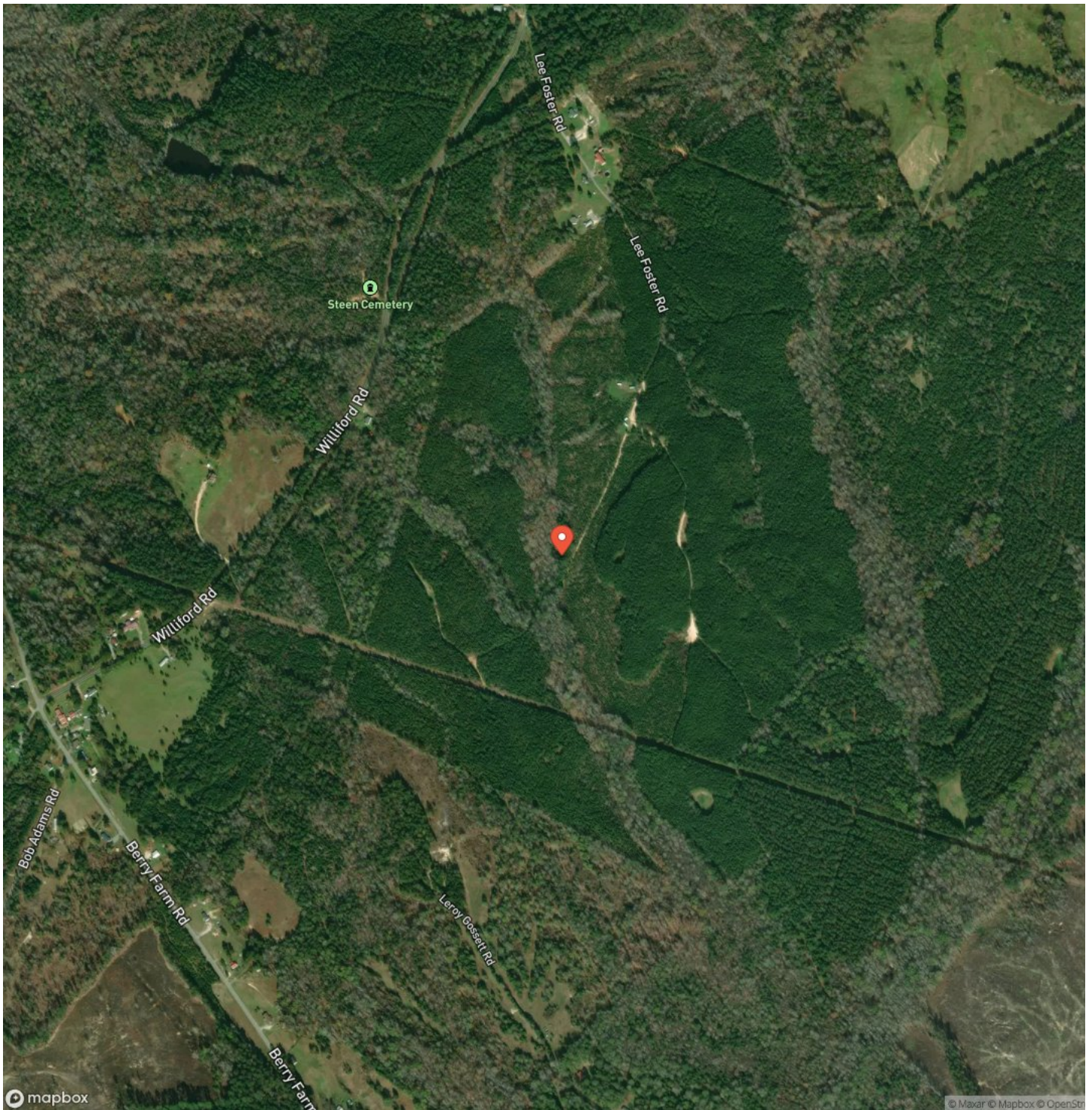
Locator Map



Locator Map



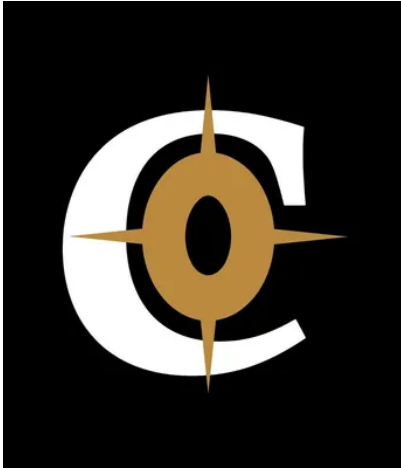
Satellite Map



BRUSHY CREEK TRACT
Union, SC / Union County

LISTING REPRESENTATIVE

For more information contact:



Representative

Compass South Land Sales

Mobile

(800) 731-2278

Office

(843) 538-6814

Email

landsales@compasssouth.com

Address

452 Upchurch Ln

City / State / Zip

NOTES



This image shows a blank 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.



<https://compasslandpartners.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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