



±495 Acres For Sale

Toxaway Creek Tract

Blue Ridge Mountains



Drone Footage: <https://vimeo.com/221897741>

Toxaway Creek Tract

300 Well Mountain Road, Westminster, SC 29693

Property Features

- Toxaway Creek runs through the middle of the property for 1+/- mile and holds brown trout, small mouth bass, and sunfish; also serves as a major corridor for whitetails, eastern turkeys, black bears, and wild boar
- Excellent interior network of roads
- Majority of the property is beautiful, mature hardwood timber with a few smaller stands of mature loblolly pines
- Ten potential food plot locations totaling 7+/- acres with several nice fields in place ready to plant
- A large, natural cave overlooks the creek
- Adjacent to the 85,000 acre Andrew Pickens Ranger District of the Sumter National Forest
- Excellent campsite with power and septic in place



SALE PRICE: \$4,200 / acre

OCONEE COUNTY TM#: 216-00-01-001,
216-00-01-003,
216-00-01-006,
215-00-02-043,
215-00-02-044

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Huff Creek Properties

101 E Washington St, Greenville, SC 29601

864 232 9040

huffcreekproperties.com

Toxaway Creek Tract Executive Summary



Property Summary

Sale Price: \$4,200 / acre

Lot Size: 495+/- Acres

Oconee County Tax Map Numbers: 216-00-01-001
216-00-01-003
216-00-01-006
215-00-02-043
215-00-02-044

Utilities: Power & Septic in place located towards front of property.

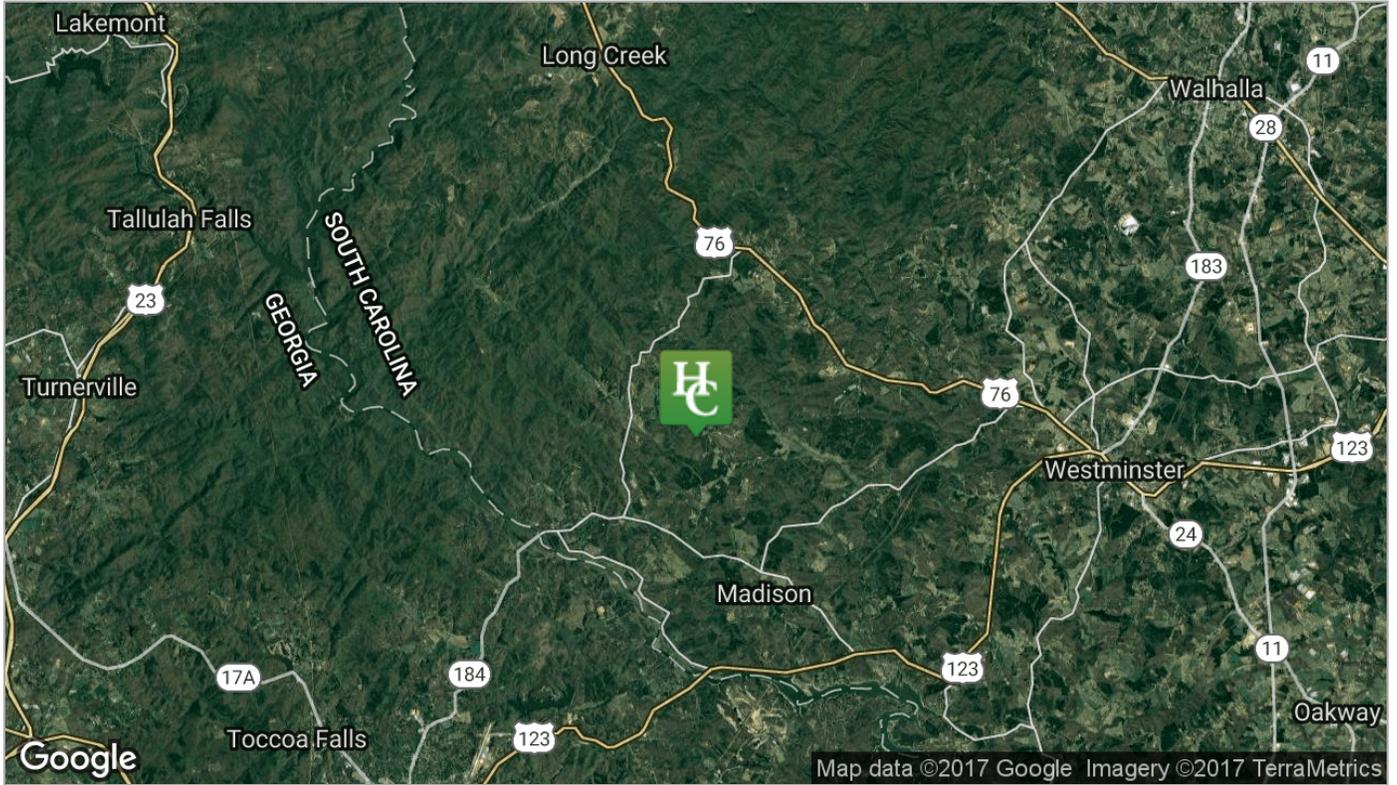
Topography: Gently Rolling with majority of property mature hardwood timber / loblolly pines

Property Overview

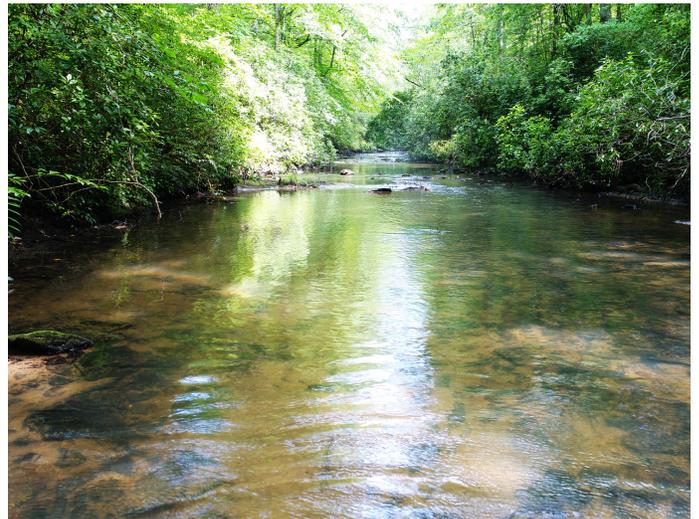
Located approximately one hour away from both Atlanta, Georgia and Greenville, South Carolina.

Excellent recreational opportunities include hunting and fishing, four wheeling and camping and make this property the ultimate getaway with endless adventures for friends and family.

Toxaway Creek Tract Location



Toxaway Creek Tract Photos



Toxaway Creek Tract Property Description

Property Overview

Located in the heart of the historic Cherokee Indian country of the Blue Ridge Mountains, the Toxaway Creek tract offers a rare level of wooded seclusion that becomes quickly apparent after rounding the first bend in the road just a few hundred yards past the entrance gate. This high side of the property (1,100') presents several beckoning forks in the road that access different areas within the boundary lines. Each of these roads, which are all interconnected and run for miles throughout the interior of the 495+/- acres, wind through mature loblolly pine and hardwood stands past a series of fields, ridges, saddles, and ravines and eventually filter down to a very concealed one mile section of Toxaway Creek. In addition to holding brown trout, small mouth bass, and sunfish this stretch of the creek serves as a major corridor for whitetails, eastern turkeys, black bears, and wild boar. Overlooking one of the creek crossings is a large, natural cave that is nothing short of awe-inspiring. This incredible rock formation is rumored to be an old Confederate Soldier hideout and seeing it in person summons a genuine feeling of unique historical significance shrouded in the mystery of centuries of stories untold.

The main road continues past the cave, paralleling the creek before turning north and following a small feeder creek to a higher elevation and eventually reaching the northern boundary line. This north line borders the 85,000 acre Andrew Pickens Ranger District of the Sumter National Forest for well over a mile. The majority of the 495+/- acres is mature hardwoods that can be best described as dense and wild with draws that seem never ending and full of wildlife. Several smaller stands of mature loblolly pine are scattered throughout the property offering some nice diversity to the timber as well as ten potential food plot locations consisting of approximately 7 acres of fields and clearings. Two acres of these fields are located near the entrance and offer tremendous mountain peak views of the adjacent national forest.



Toxaway Creek Tract Local History

The Andrew Pickens Ranger District, Sumter National Forest, is situated in the mountains of northwest South Carolina. The district was the home of the Cherokee Indians. Several local place names and streams are named after Cherokee villages. These include the Chattooga, Chauga, Cheohee, Tugaloo, Toxaway, Keowee, Oconee, Tomassee, and Jocassee rivers or creeks.



By the mid-eighteenth century, white settlers in the piedmont began to encroach on the territory of the Cherokees. These settlers were predominantly of Scotch-Irish, German, and French Huguenot background. The British constructed forts on the western frontier to regulate trade with the Indians and protect white settlements.

White settlements were attacked by the Indians in the Cherokee War of 1759-1761. This resulted in the destruction of most of the Cherokee Villages on the Andrew Pickens Ranger District in 1760 by a British expedition. Some villages were rebuilt, but many Indians decided to move further west to avoid conflict with the whites. The villages were destroyed again in 1776 by Americans during the Revolutionary War when the Cherokees aligned themselves with the British. General Andrew Pickens was among those who destroyed these villages including Tomassee which he later appropriated for the site of his own plantation. He ordered the construction of Oconee Station in 1792 as a military outpost to defend against future Indian attacks. A few Indians remained on the district into the 1800s, but most fled to settlements further west.

Bitter fighting in the back country during the Revolution retarded settlement of the Indian lands. By the 1790s whites were moving into the area and starting small farms. In 1798 this became part of the Pendleton District with a judicial seat in nearby Pendleton. Early settlements concentrated along the major rivers and creeks and often made use of the already cleared Indian fields. Farms were largely self sufficient and few market crops were raised. Livestock were grazed on the surrounding forested mountains. Population growth was gradual until by the mid nineteenth century most good agricultural land was in use and less suitable slopes and areas along small creek bottoms were being cleared for cultivation.

The town of Walhalla was founded in the 1850s by the German Settlement Society. The Blue Ridge Railroad Company was chartered in 1852 to build a railroad to West Union near Walhalla and extend it over the mountains to Georgia and Tennessee. Work was begun on the route which passes through the Andrew Pickens District in 1853. Several large cuts, built up grades, and tunnels were constructed by different work crews. The largest tunnel was over one mile long on Stumphouse Mountain. A town of 1,500 people was constructed at Tunnel Hill in 1856 to accommodate the predominantly Irish railroad workers building the tunnel. The proposed railroad failed in 1859 for financial reasons and was never completed. It was built to West Union in 1860 and terminated at Walhalla in 1870.



Toxaway Creek Tract Local History

The 1850s were also a time of extensive minerals exploration and mining on the Andrew Pickens Ranger District. Most mining was in search of gold. Old shafts, tunnels, and pits are found on the district. The most intensive mining was along Cheohee, Tomassee, and Cherokee Creeks.

The district became part of the Sumter National Forest when it was established by presidential proclamation in 1936. The extensive cutover lands of the Whitewater River Lumber Company were acquired in the 1940s. Conservation work began immediately to restore the productivity and health of the forests. Many projects were accomplished by the Civilian Conservation Corps in the 1930s including the construction of campgrounds, trails, picnic areas, and a fish hatchery. The district was reforested through the planting of trees and exclusion of uncontrolled fire.



- - *USDA Forest Service, <https://www.fs.usda.gov>*

