

River Rock Farm

±100 Acre Southern Greenville Legacy Estate




REEDY
LAND CO.

Parcel Overview

120 French Woods Rd Honea Path, SC 29654
Greenville County

Legend

- Equipment Barn
- Cabin
- Guest House
- Main House
- Saluda River
- Driveway
- Boundary 100.86 ac
- ATV Trail (3)
- ATV Trail (2)
- Pond
- Riverside Camping Spot (3)
- Food Plot (2)
- Dove Field
- Dove Field
- Dove Field
- Quail Preserve



Executive Summary

120 French Woods Rd Honea Path, SC 29654

Property Highlights

- 4 bedrooms, 3.5 bathroom recent construction farmhouse
- Barndominium with apartment style suite
- Recreational use hunting cabin
- ½ mile of Saluda River Frontage
- ±1 acre Duck Pond
- ±4 acres of Quail Release Habitat
- ±6 acres of Managed Dove Field
- ±75 acres of Natural Mature Hardwood Mix

Location Highlights

- ±15 minutes to Happy Cow Creamery
- ±15 minutes to City Scape Winery
- ±15 minutes to Downtown Belton
- ±40 minutes to Downtown Greenville

Offering Summary

Lot Size: ±100.86 Acres

House Size: ±4,128 sq ft

Sale Price: \$2,500,000

Acreage, taxes, utilities, and lot dimensions to be verified by Buyer and/or Buyer's agent



Executive Summary

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Improvements

- Recently constructed modern farmhouse
 - ±4,128 SF | 4 bed /3.5 bath
 - Two stories with dual rear balconies
 - Hardwood floors, granite countertops, 10' ceilings, Waterford chandeliers
- Barndominium
 - 2-bay garage/workshop (1st floor)
 - 1 bed / 1 bath with kitchenette (2nd floor)
 - ±800 SF per level
- Hunting Cabin
 - Bunk room with small kitchen
 - Large entertainment deck
 - Permanent outdoor firepit
- Equipment Barn
 - ±1,200 SF enclosed
 - ±800 SF overhang storage
 - 10'x12' drive-through doors
 - Equipped with utilities, sink, and bathroom
- Site Improvements
 - ±2,000 linear feet gravel/crushed asphalt driveway
- Utilities
 - Power, Internet, Septic, Well



Exterior Photos



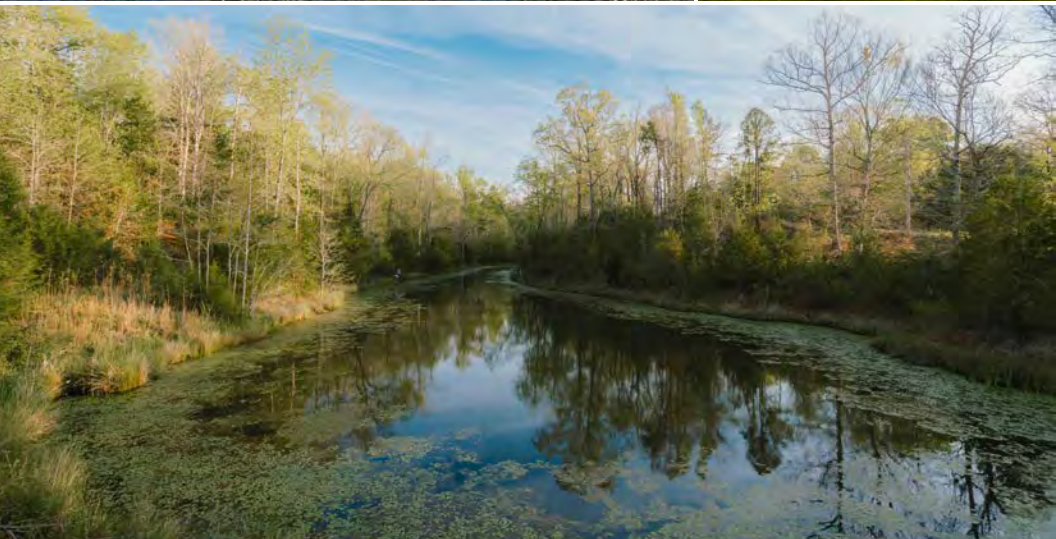
Home Interior



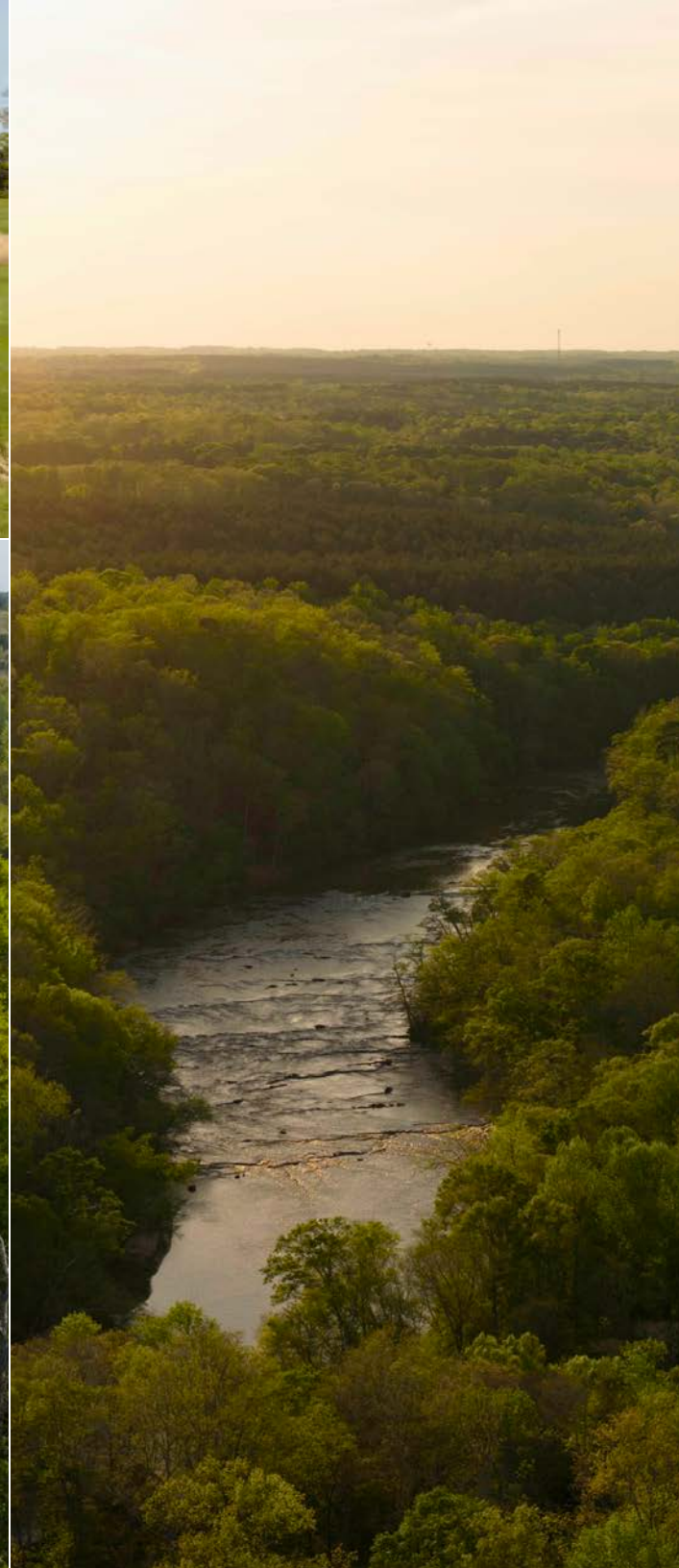
Barndominium Interior



The Land

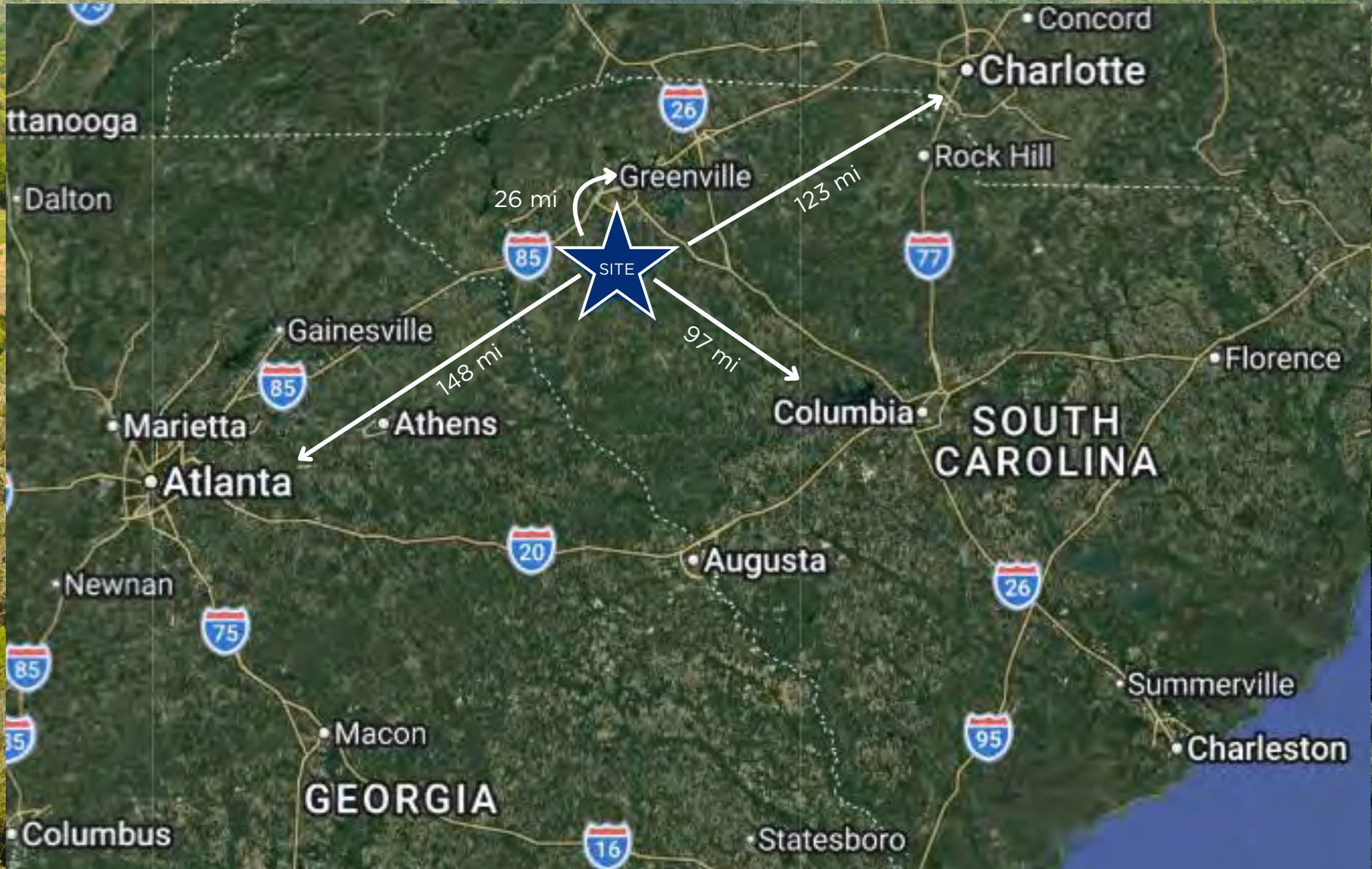


The Land



Map

Honea Path, South Carolina



Contact Information

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