



336± Acres For Sale

# Lee Branch Farm

Walhalla, SC | \$2,962 / AC

## Lee Branch Farm

Lee Farm Road  
Walhalla, South Carolina 29691

### Property Highlights

- 50± acres of incredibly scenic, rolling pastureland separated into several, smaller fields by creeks and wood lines
- Several excellent home/cabin sites with beautiful vistas are located throughout the property
- Two miles of creeks run through the interior of the property and include a one mile section of Lee Branch
- The bulk of the property is mountain hardwoods with a ridge that wraps around the 50 acres of pasture offering a unique aspect of protection and seclusion to the property
- A large, beautiful waterfall surrounded by large rock outcroppings is located along Lee Branch near the western boundary line of the property at the back of a deep mountain hollow
- A conservation easement is in place. The property backs up to the 85,000 acre Andrew Ranger District of the Sumter National Forest
- Healthy populations of wildlife inhabit the property offering endless hunting opportunities

### OFFERING SUMMARY

Sale Price	\$995,000
Oconee TM#	094-00-01-002
Lot Size	336.0 Acres
Max Elevation of Ridge	1,640± Feet
Nearby Lakes	Hartwell, Keowee, Jocassee
Distance from Walhalla	5 miles
Distance from Greenville & Anderson	48 miles

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	62	\$50,693
10 Miles	27,613	\$55,162
30 Miles	279,207	\$55,780

### VIEW PROPERTY VIDEO

For more information

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## Broker's Insight

*"The first words that come to mind when describing Lee Branch Farm are "Mountain Sanctuary" but its beauty transcends any written characterization. Taking in the stunning scenery of this southern Appalachian ground generates a distinct, undeniable feeling. A feeling of freedom. A feeling of history and culture. A warm embrace of peacefulness. Lee Branch Farm personifies the concept of stepping back in time to get away from it all and is a must see for the buyer holding out for a truly exceptional western Carolina mountain retreat."*





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