



Tract C130 SC Saluda County-Boulderdash Farms

419 Acres
Saluda County, South Carolina
Property Price : \$3,350,000 or
(\$7,997.89/acre)



Acreage:

418.86 +/- acres

General Description:

Boulderdash Farms is a premier 418.86-acre sporting and recreational property located in Saluda County, South Carolina, ideally situated between the towns of Lexington and Saluda in the Batesburg-Leesville area. Conveniently 7 miles from Batesburg-Leesville. The property offers approximately 2,000 feet of paved road frontage along Beulah Road. A defining feature of this tract is its impressive 5,500 feet of Clouds Creek frontage, with additional tributaries flowing throughout the property, creating a diverse landscape that is rare to find in the piedmont of South Carolina. A 1.5-acre pond stocked with bass and bream complete with a newly constructed dock which adds another layer of recreational appeal for the avid angler. The land itself is a well-balanced mix of mature upland hardwoods and pine plantation, traversed by over five miles of internal roads that provide thorough access across the entire property. Twelve separate food plots have been established throughout the property, with the largest spanning 10 acres, all as part of a well-managed wildlife program. This dedicated management has resulted in an impressive abundance of deer, turkey, doves, and ducks, making Boulderdash Farms a true sportsman's paradise. Infrastructure on the property is top-tier, highlighted by a 40x50 pole building constructed in 2025 that includes living quarters and a two-bay garage — offering both comfort and functionality for extended stays. The property is zoned for Batesburg-Leesville Schools, adding value for buyers considering a permanent or part-time residential use. Whether you are seeking a world-class hunting retreat, a timber investment, or a legacy property to pass down through generations, Boulderdash Farms offers an unmatched combination of natural resources, improvements, and location.

Investment:

\$3,350,000 or (\$7,997.89/acre)

Tax ID:

187-00-00-004

Agent:

Cole McMillan
803-960-4630

✉ contact@advancelandandtimber.com

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Location/Directions:

Property Address: 2745 Beulah Road Leesville, SC 29070

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing cond

during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

