



23B Big Jake Pass, Travelers Rest, 29690, SC

https://searchrealestate.co/properties/23b-big-jake-pass/travelers-rest/sc/29690/MLS_ID_1441994



Price - \$299,000

Lot Size DOM

5.0200 1528 Days

Features

Community Features

- Boat Storage
- Clubhouse
- Common Areas
- Gated
- Path
- Water Access
- Other
- Dock

- Boat Ramp
- Neighborhood Lake/Pond

Utilities

- Cable Available
- Phone Available

Lot Features

- 5 - 10 Acres
- Cul-De-Sac
- Rural

Description

THE CALL OF THE WILD, NOT FAR FROM HOME | Hunters take notice - this is a rare and unique opportunity! If you're looking for a place to get away from it all, yet still be surprisingly close to civilization, this private 5-acre homesite in Travelers Rest is THE ONE for you. Where else can you purchase 5 acres of land in a private community and also gain access to 500+ acres for your hunting and recreational pleasure? Located close to The Cliffs at Glassy, Cherokee Valley Course and Club and North Greenville University, the gated hunting and residential community of Burban Creek Plantation is that unspoiled wilderness and wildlife haven encompassing 726 acres in northern Greenville County, just off Highway 11 near Tigerville. The 500+ acre centerpiece that buffers this beautiful property, The Reserve, is entrusted to Upstate Forever in the form of a conservation easement which ensures that the property will remain in its pristine state - undeveloped and unspoiled. Landowners and a limited number of their guests have exclusive access to hunting and fishing, the quality of which is unsurpassed in the Upstate. The remaining 200+ acres have been divided to create private tracts of 5, 10, and 20 acre lots for landowners - the conservators - who play an important role in the preservation of this unique Upstate natural resource. Only 20 minutes from Greenville, yet isolated by its location, geography and size, Burban Creek Plantation has emerged as the premier sportsman's community of the Upstate. The fishing is great and the wildlife abundant - including deer, turkey, quail, dove, Woodcock, grouse, bear, bobcat, fox, raccoon, rabbit, squirrel, wood ducks, mallards, and geese. The fields and roads are planted with millet, corn, sunflowers, chufas, clover, and rye to encourage a bountiful, healthy wildlife population. The Lodge is the community clubhouse overlooking the grassy dove field and the 12-acre stocked lake with a fishing and swim dock. The rustic log cabin features a great room with stone fireplace, kitchen, bathrooms and a rocking chair front porch that provides an idyllic setting for family gatherings, hunt club outings or work retreats. Two nearby barns provide storage for landowner ATVs and equipment. Rolling hills and mature hardwoods make up the majority of the 500 acres of The Reserve, along with several food plots and box blinds for those interested in wildlife management, and can be accessed via 10+ miles of trails. In fact, this 5-acre lot is literally just steps away from the entrance to those trails with easy access to hiking, hunting or trail riding. Located off the beaten path, at the end of a quiet side road, at the end of a cul-de-sac, 24 Big Jake Pass is surrounded by unoccupied land for unequaled privacy and solitude. Raise a stand for the day, pop a tent and spend the weekend, or break ground on your new home and stay forever. Should you decide to build, the wooded property gives many options for a homesite including a natural clearing near the center of the lot, with access from either the main road or the easement road that runs along one side of the property. New owner will need to install a septic system and well and connect to nearby power if constructing a home. Property passed a perc test Sept 2024. See Covenants and Restrictions, By Laws, Hunting and Reserve Rules and Amendments and other pertinent docs. Property lines roughly marked with neon pink flagging. The Reserve is off-limits to showings during hunting season.

SEE THIS PROPERTY



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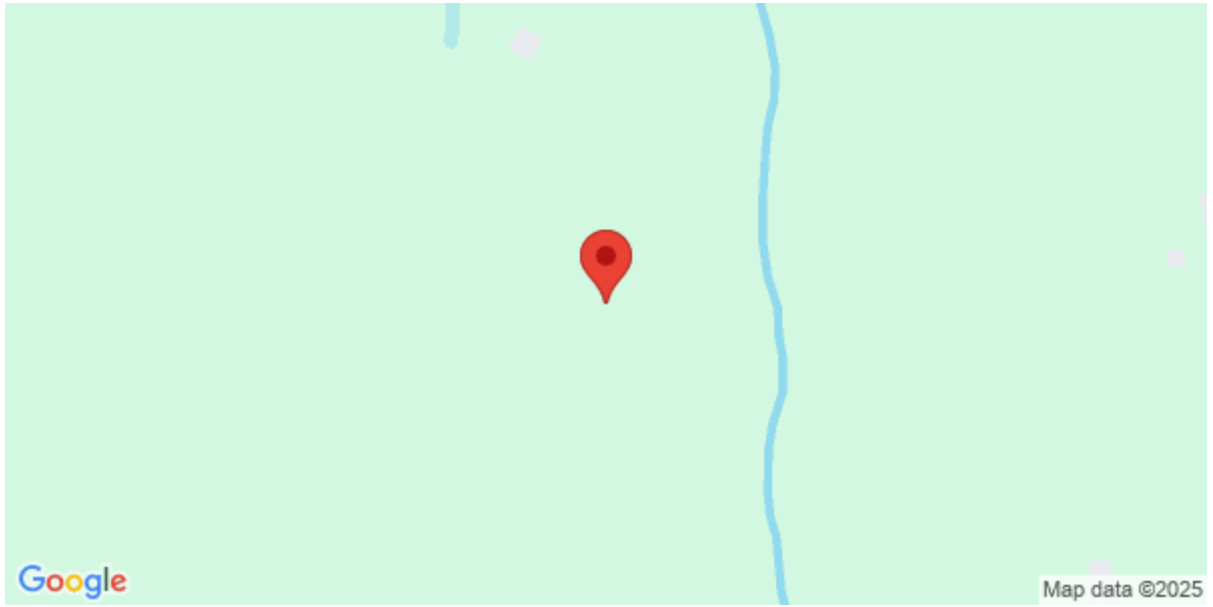
Email: jameseschiller@gmail.com

Check On Site



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Location



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