



An Exclusive Listing By:
WA WINDSOR
AUGHTRY



MCKITTRICK FARM
GREENVILLE, SC

**A PRIVATE RETREAT
IN GREENVILLE, SC**

Every now and then, a property comes along that's exceptional in its beauty – and extraordinary in its sweep.

Introducing McKittrick Farm, a sprawling family farm and private hunting retreat located only 25 minutes from downtown Greenville.

At 166+/- acres, there's ample room here for you to enjoy unmatched privacy, multi-generational living and remarkable hunting and fishing only steps from your door.





McKittrick Farm is your own personal playground, a place where you can establish long-lasting family traditions and grow closer to the land – and each other.

A PLACE TO TREASURE THE IMPORTANT THINGS IN LIFE

At McKittrick Farm, it's easy to let the distractions and worries of the day give way to the more important things in life. Simple things like spending time with your family and friends or pulling a double-digit largemouth bass from your private lake.

Everywhere you turn, there's something to see and do. In addition to large stretches of open fields and forests, the property is adorned with a variety of structures, amenities and features.



MAIN HOUSE

5 br, 4.5 ba, 5,500 sq ft, attached garage

GUEST HOUSE

4 br, 4 ba, 3,000 sq ft, detached 4-car garage

BARN WITH GUEST APARTMENT

Sleeps 4, indoor/outdoor fireplaces

10-ACRE PRIVATE LAKE

Stocked with bass, bream and crappie

HUNTING OPPORTUNITIES

Dove field, duck impoundments and blinds, food plots and hardwoods for deer and turkey

06.

THE ESSENCE OF SOUTHERN HOSPITALITY

McKittrick Farm personifies authentic Southern hospitality. With a convenient yet secluded location in the heart of Upstate South Carolina, it's the ideal setting for entertaining friends, while continuing – or creating – a few of your favorite family traditions.

Whether you're hosting the whole family for an unforgettable Thanksgiving dinner or bringing friends together for an epic weekend of duck hunting, dove hunting or a private deer or turkey hunt, the memories you make here will last a lifetime.

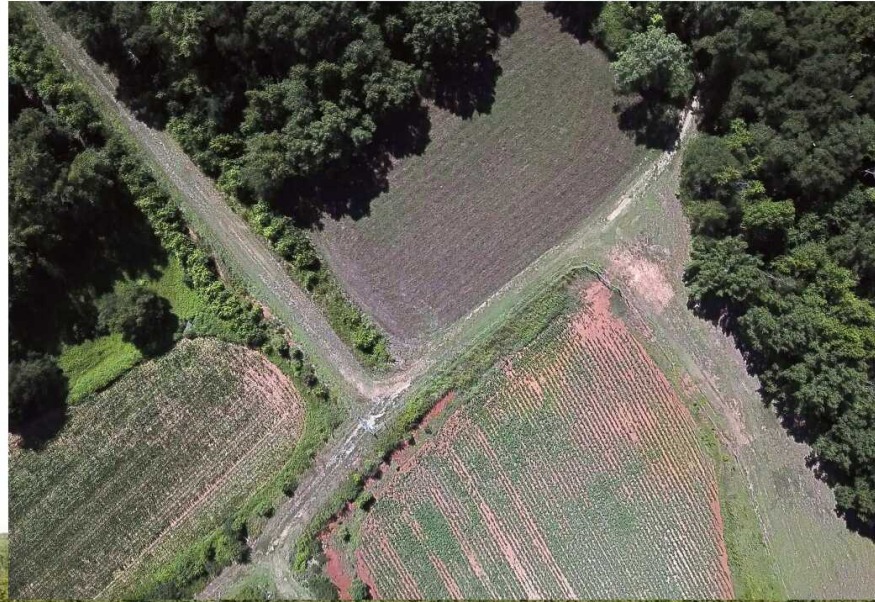
McKittrick Farm's idyllic setting makes it the perfect venue for a wedding, a special celebration or even a corporate retreat.



A SPORTSMAN'S PARADISE

If you have a passion for the outdoors, it doesn't get better than McKittrick Farm. This vast playground affords you endless opportunities for hunting, fishing, horseback riding and all types of outdoor recreation.

With duck impoundments and blinds, cultivated food plots for deer and turkey, massive hardwoods, a 7-acre dove field with an existing power line and a 10-acre stocked lake, there's no shortage of opportunities to hone your skills and revel in the great outdoors with your family and friends.



The 4 fenced and 2 unfenced duck impoundments yield excellent hunting of both wild ducks and released mallards. The property also features 10 duck blinds, along with a well and portable irrigation system for pumping water to flood the impoundments.





The 10-acre lake is teeming with bass, bream and crappie. Double-digit sized largemouth bass are plentiful. The lake has been well-maintained over the years to ensure optimal water quality and fish balance.

12.

McKittrick Farm

The Land

A LAND CAREFULLY PRESERVED AND PROTECTED

From the moment you pass through the gated entrance, you'll notice the beauty of this land. The quarter-mile driveway runs along the private lake – a lovely view to welcome you home each day.

Beyond the two homes and finished barn, the land is a mixture of mature hardwoods, pine forests and open pastures. For the equestrian enthusiast, there are plenty of beautiful places to ride, as well as an additional barn in the northwest corner of the property.



13.



SECLUDED YET CONVENIENT

25 mins from downtown Greenville

1 hr and 30 mins from Columbia

2 hrs from Charlotte

2 hrs and 15 mins from Atlanta

3 hrs from Charleston



McKittrick Farm is located 25 minutes from downtown Greenville, SC.

EXECUTIVE SUMMARY

Property: McKittrick Farm

Size: +/- 166 Acres

Address: 192 McKittrick Rd
Pelzer, SC 29669

Price: Call for Pricing

TAX MAP #S:

0588020100208: 134.2 +/- acres

0588020100209: 6.2 +/- acres

0588020100210: 1.8 +/- acres

0588020100214: 1.2 +/- acres

0588020100215: 2.7 +/- acres

0588020102300: 21.2 +/- acres

166 +/- TOTAL ACRES

SIGNIFICANT FEATURES

5,500 sq ft main house – 5br, 4.5ba

3,000 sq ft guest house – 4br, 4ba

Barn with guest apartment – sleeps 4

10 +/- acre stocked lake

7 +/- acre dove field with power lines

6 duck impoundments and 10 duck blinds

Cultivated food plots for deer & turkey

Massive hardwoods

No warranty is made as to the accuracy of this information, and same is submitted subject to errors, omissions, price change, rental or other conditions, withdrawal without notice, and any special listing conditions imposed by our principals. William J. Alexander, IV – Broker In Charge



THE RIGHT OPPORTUNITY, THE RIGHT TIME

With the perfect balance of seclusion and convenience to downtown Greenville, McKittrick Farm represents a truly unique opportunity – an opportunity that won't last long.

Ready to request more information?

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