



SOLD · SET PRICE

River View

± 642 Acres | Cherokee County | South Carolina | Near Pacolet

River Frontage, Road Frontage

PRICE	PRICE / ACRE	ACREAGE
\$2,824,800	\$4,400	± 642

PROPERTY OVERVIEW

River View is an outstanding timber and recreation property with exceptional diversity for wildlife habitat. The land lies along the north bank of the Pacolet River about 3 miles east of Pacolet in a quiet, rural area of southern Cherokee County. Habitat diversity is abundant across the landscape. Bottomlands are wide and flat with natural wetlands and beaver swamps. Uplands are rolling hills covered by planted pine stands from one to 42 years old. Areas of mature hardwood, small fields, and patches of young forest regeneration are mixed in across the landscape. Plum Branch is a year-round stream flowing through the tract and into the river. The property has about 475 acres of pine plantations. About 100 acres lying on the north side are forested with loblolly pine planted in 2023 and 2024...

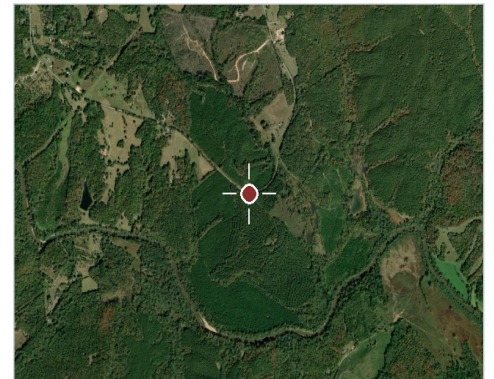
PROPERTY DETAILS

TYPE	ACCESS
Conservation (Wetlands) · Recreation (ATV-UTV) · Timberland (Bottomland Hardwood)	Paved Road
UTILITIES	WATER FEATURES
Electric · Telephone · Public Water	Creeks / Streams · River Front · Duck Impoundments
VIEWS	COUNTY TAX PARCEL IDS
River	073-00-00-006.000

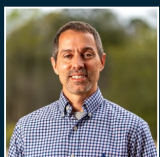
DOCUMENTS INCLUDED

Aerial Photo · Topo Map · Location · Timber Stand Acres · Timber Tons

LOCATION



Cherokee County, South Carolina



Philip Weatherford

Forester, Real Estate Salesperson, SC
O: 864.238.5372 C: 864.238.5372
philip.weatherford@afmforest.com
Principal Broker: Chris Miller (South Carolina)

SCAN TO VIEW



Property Photos

River View · Cherokee County · South Carolina · Near Pacolet

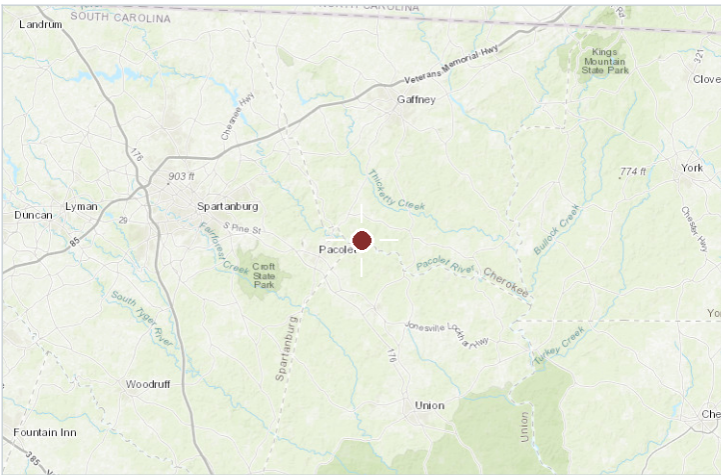


Location & Access

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Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Cherokee County, South Carolina

NEAREST CITY
Pacolet

APPROXIMATE CENTRE
34.91534, -81.69943

COUNTY TAX PARCEL IDS
073-00-00-006.000

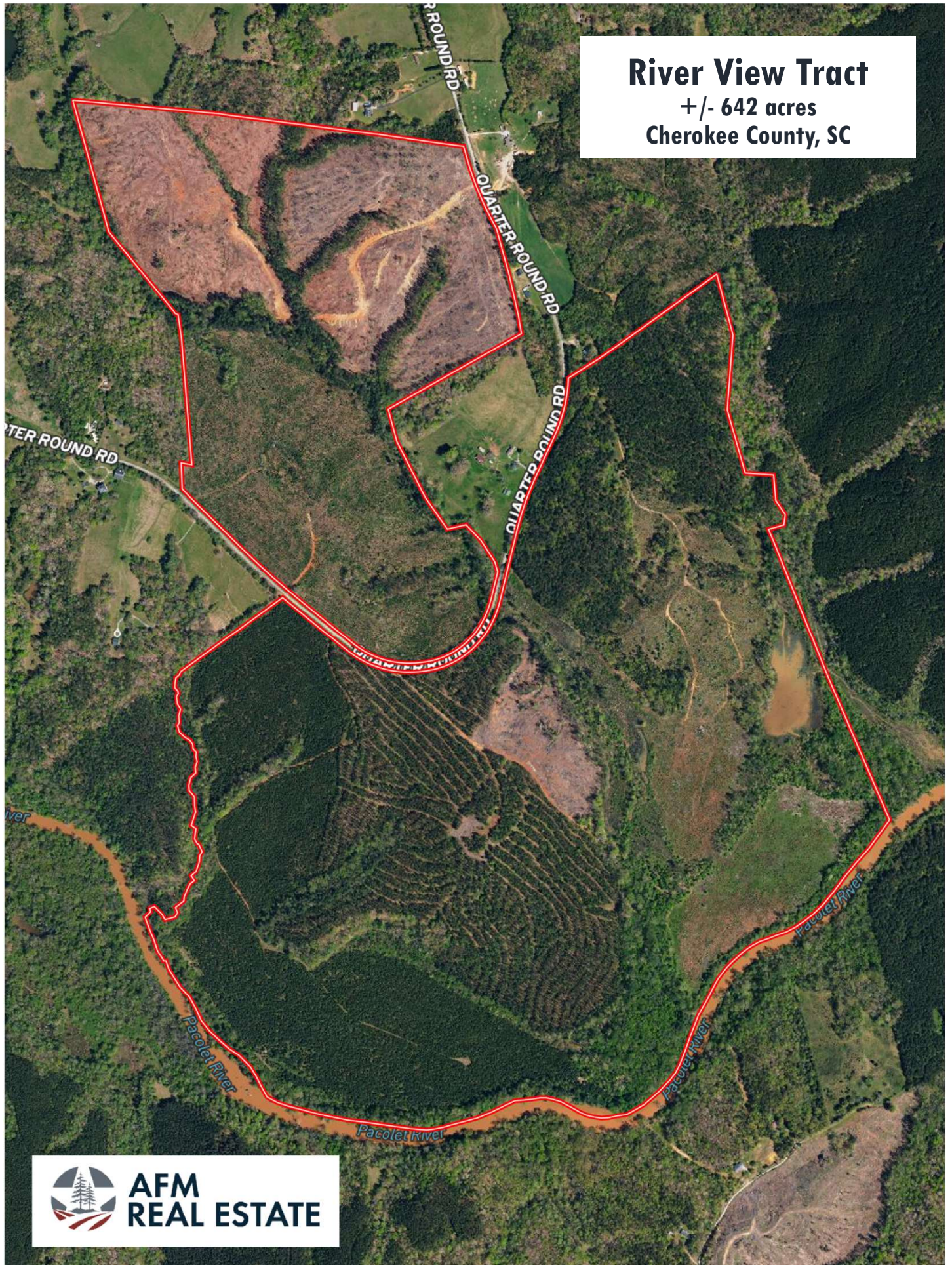
INTERACTIVE MAP



<https://id.land/ranching/maps/c7ae95ae06122701e233368e84a04c83/share>

River View Tract

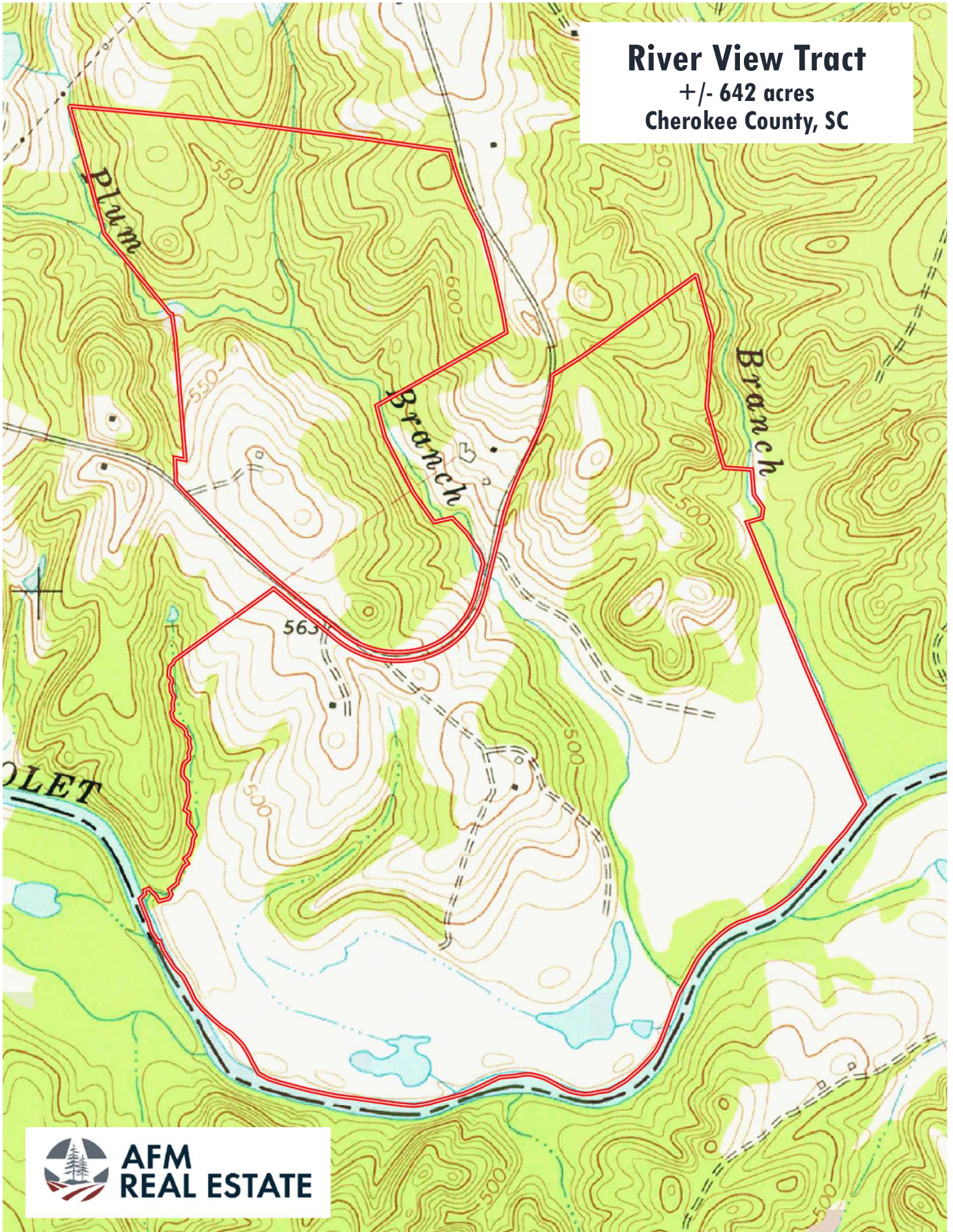
+/- 642 acres
Cherokee County, SC



AFM
REAL ESTATE

River View Tract

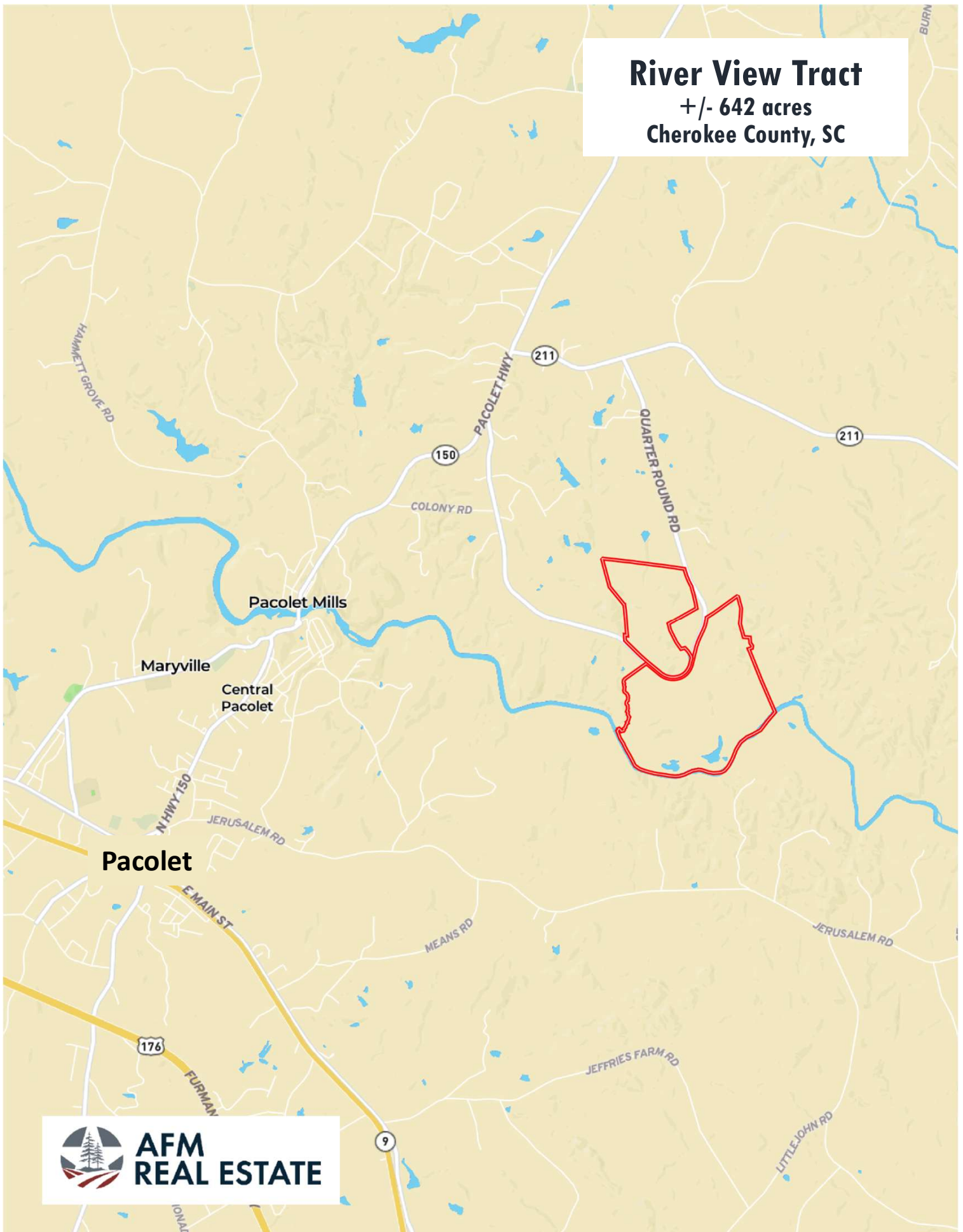
+/- 642 acres
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**AFM
REAL ESTATE**

River View Tract

+/- 642 acres
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**AFM
REAL ESTATE**

GIS Acres	Dominant Species	2025 age
46.1	Loblolly Pine	1
55.4	Loblolly Pine	2
60.6	Loblolly Pine	5
67.2	Loblolly Pine	6
66.6	Loblolly Pine	8
25.1	Loblolly Pine	9
88.3	Loblolly Pine	17
65.6	Loblolly Pine	42
474.9	Plantation Total	
57.0	SMZ Planted	
48.9	Hardwood / SMZ Natural	
51.1	Water / Wetland	
13.8	Roads	
645.7	All Areas Total	

* Plat shows approx. 642 total acres

GIS Acres	Dominant Species	2025 age	Pine Pulp Tons	Pine CnS Tons	Pine Saw Tons
88.3	Loblolly Pine	17	2074.98	1758.74	460.22
65.6	Loblolly Pine	42	517.69	1664.40	4333.57
154.0			2,592.7	3,423.1	4,793.8

HW Pulp Tons	HW Saw Tons
115.72	0.00
464.94	636.25
580.7	636.2