



NEW PRICING | Drone Footage: <https://vimeo.com/515774913>

Tahlequah Farm

1524 Highway 11, Landrum, SC 29356

Property Features

- 5,212± SF plantation style estate home (4 BR/4 BA) sitting at an elevation of 1,470 (the property's maximum elevation is 1,650') with 3-stall horse barn (enclosed tack room)
- 2-acre pond and 0.5± miles of paved driveway
- 10± acres of fenced-in pasture with fencing along Hwy 11
- Balance of property is ±30-year-old natural hardwoods
- Seller would consider a 100± acre subdivision along the eastern boundary line which would include the main house
- 2± miles of creeks (includes 1 mile of the Glassy Mountain Tributary)



NEW PRICE: **\$3,750,000**

LOT SIZE: **225.0 Acres**

SCENIC HWY 11 FRONTAGE: **2,860± Feet**

GREENVILLE COUNTY TM# **0637020100100**

For more information:

Rusty Hamrick

864 232 9040 • rhamrick@naiearlefurman.com

Tahlequah Farm Executive Summary



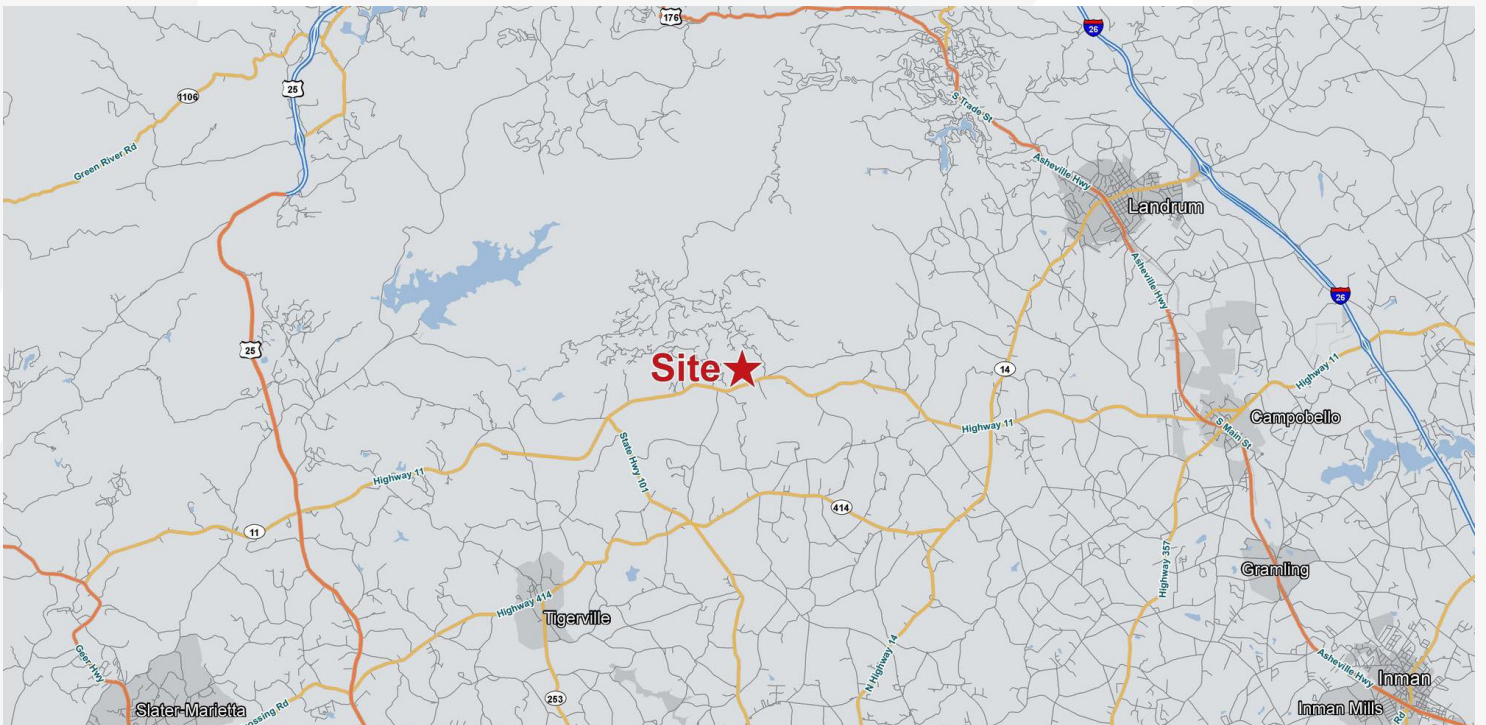
Property Summary

New Price:	\$3,750,000
Lot Size:	225.0 Acres
APN #:	0637020100100
Spring Fed Pond:	2± Acres
Paved Driveway:	.5± Acres
Fenced Pasture (Hwy 11 Frontage):	10± Acres

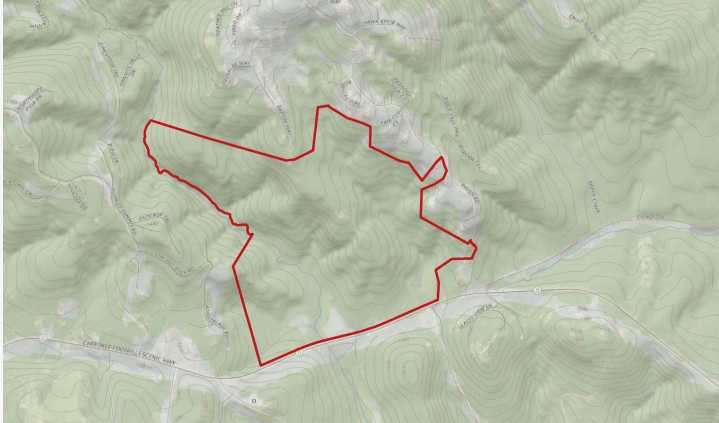
Property Overview

Tahlequah is arguably the finest estate in the Southern Blue Ridge Mountains. Situated along the Cherokee Foothills National Scenic Byway in the fascinating “Dark Corner” region of the mountains of northern Greenville County, the historical significance of the property is matched only by its natural beauty. The Cherokee meaning of Tahlequah, “beautiful haven of rest,” is a befitting name for this 225± acre retreat which consists of 10± acres of rolling pastures, a 2± acre spring fed pond, and over 2 miles of creeks and streams including 1± mile of the pristine Glassy Mountain Tributary that serves as an extraordinary natural water source. The bulk of the acreage consists of thirty year old natural hardwoods with some pines scattered throughout that stretch from the Scenic Highway to a maximum elevation of 1,650’ offering stunning views of the gorgeous rolling hills and mountains of Southern Appalachia.

Tahlequah Farm Location Maps



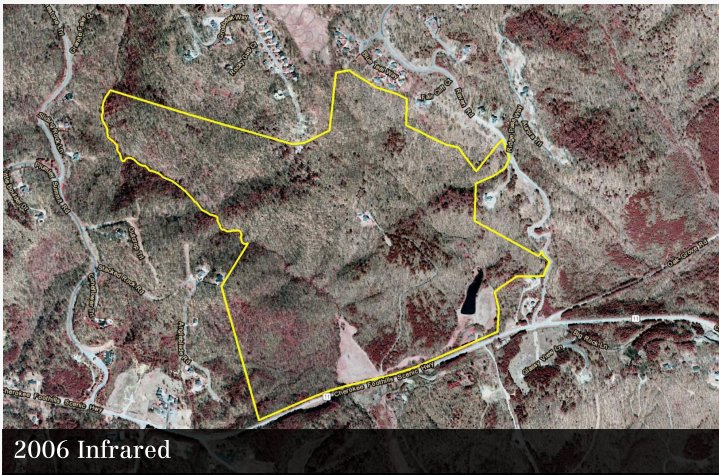
Tahlequah Farm Map Sets



Topographical Map: USGS



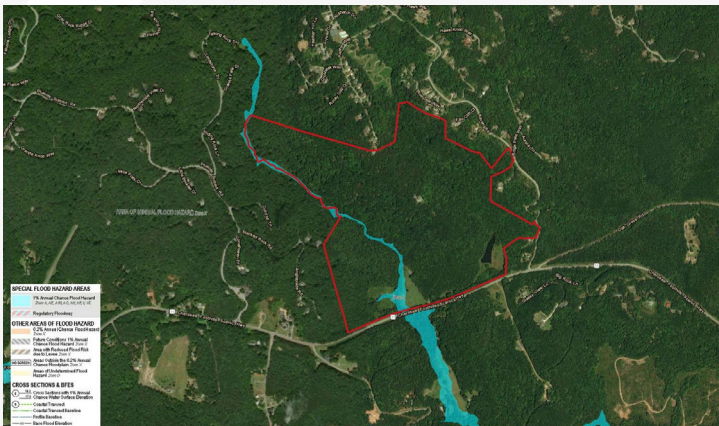
National Wetlands Inventory



2006 Infrared



Soil Survey



FEMA National Flood Hazard Layer

Tahlequah Farm Exterior Photos



Tahlequah Farm Interior Photos



Tahlequah Farm Property Description

Property Overview

Tahlequah is arguably the finest estate in the Southern Blue Ridge Mountains. Situated along the Cherokee Foothills National Scenic Byway in the fascinating “Dark Corner” region of the mountains of northern Greenville County, the historical significance of the property is matched only by its natural beauty. The Cherokee meaning of Tahlequah, “beautiful haven of rest,” is a befitting name for this 225+/- acre retreat which consists of 10+/- acres of rolling pastures, a 2+/- acre spring fed pond, and over 2 miles of creeks and streams including 1+/- mile of the pristine Glassy Mountain Tributary that serves as an extraordinary natural water source. The bulk of the acreage consists of thirty year old natural hardwoods with some pines scattered throughout that stretch from the Scenic Highway to a maximum elevation of 1,650’ offering stunning views of the gorgeous rolling hills and mountains of Southern Appalachia.

The uniqueness of Tahlequah’s location is quite remarkable. Day trips into Greenville (30 minutes), Asheville (1 hour), & Charlotte (1 hour 40 minutes) are quite convenient and the Greenville-Spartanburg International Airport is just over 20 miles away. The property also backs up to two excellent local amenities. The first is The Cliffs at Glassy, a mountain-top luxury community that boasts the 4th most scenic golf course in the nation and is one of seven Cliffs Communities in the region. The second is The Chestnut Ridge Heritage Preserve which is a 2,190 acre Wildlife Management Area (WMA) that offers a 5.5 mile public hiking trail and hunting opportunities. Perhaps the most intriguing aspect of Tahlequah’s location is its close proximity to an international equestrian center located just a few miles away.

Location Overview

The property is located 30 minutes from Greenville, SC, one hour from Asheville, NC and 1.5 hours from Charlotte, NC



Tahlequah Farm Property Improvements

Property Improvements

The owner of Tahlequah had a vision when the property was purchased in 1986 and the end result is a crown jewel of Upstate South Carolina. The pastures were strategically implemented along the entire 2,860+/- feet of Scenic Highway frontage and have been completely fenced in with some areas of cross-fencing and a buffer along the road frontage as well. A splendid, custom built three stall horse barn complete with an enclosed tack room was constructed at a back corner of the pasture and is situated 600+/- feet off the road overlooking an incredibly scenic, day-lighted section of the tributary.

From the double stone column gated entrance, a paved driveway meanders for one-half of a mile up the mountain climbing over 350 feet in elevation to the exquisite 5,200 square foot plantation style estate. The floor plan of the four bedroom/four bath home was meticulously designed and includes a grand entrance flanked on either side by a large dining room and living area, twelve foot ceilings with marvelous crown molding, a master suite that connects directly to an inviting outdoor pool area, and a home office that resembles a figment of imagination from a Grisham novel. Outside, the well-manicured landscaping surrounding the home vastly enhances the aesthetic quality of the estate. The splendor of the flora incorporated into the grounds creates a regal scene which perfectly complements the façade, columns, and outdoor spaces.

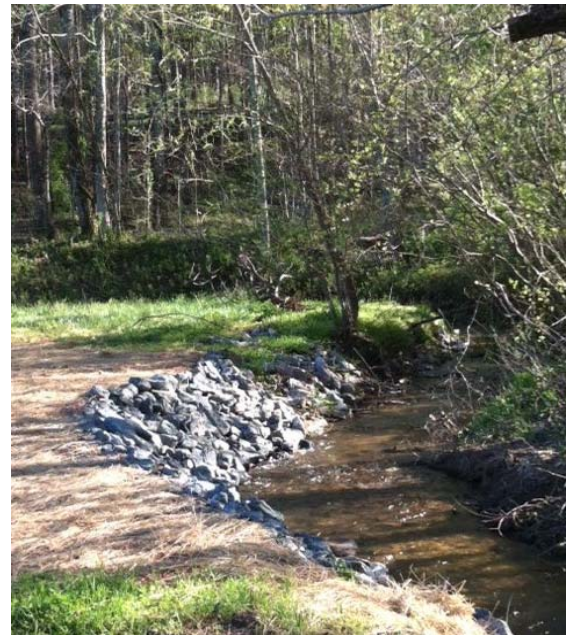


Tahlequah Farm Wildlife & Recreation

Wildlife & Recreation

For the last thirty years the property has served as a wildlife sanctuary. In addition to the habitat diversity, which allows many different species to thrive, the property is adjacent to over 22,000 acres of protected land that reaches the North Carolina state line. Describing the native wildlife populations on Tahlequah as “healthy” would be a drastic understatement. Herds of whitetails and flocks of eastern turkeys are just a couple of species that are daily visitors to the pastures and water sources.

Tahlequah is also located in the heart of a nationally recognized equestrian community and was most recently operated as a high-end equestrian property. Just minutes away, the quaint city of Landrum, SC and the town of Tryon, NC are home to the Annual Blockhouse Steeplechase and the Tryon International Equestrian Center. The infrastructure of the equestrian operation at Tahlequah is kept in excellent condition and several miles of riding trails traverse the property presenting an opportunity to take in the beauty of the land on horseback.



Tahlequah Farm Property History

Property History

The Old Cherokee Road was one of the most significant trading and migration routes in America. Thus, the opportunity to sit right on this scenic byway is truly once in a lifetime and reflective of a grand bygone era.

Much as the Cherokees and their clans would have known it, Tahlequah is a step back in tranquility in a world apart from modern travails of worry and modern encroachments. Just plowing or exploring the plentiful pastures can unearth treasures of the past including pottery shards, authentic arrow heads, and centuries old artifacts from bygone history. Hiking one's own property after a brisk summer rain may reveal earthly treasures far more valuable than shells from the coast. The earth houses great treasures and Tahlequah was at the forefront of living, trading and migration history for centuries.

The true Native Americans called it home by right and heritage and later, by Treaty. The fur traders called it full of untold riches, the settlers called it the promised land. The moon shiners called it off limits. The few mountain folk called it home. Today, it is called undeveloped, unspoiled and rare.

A centuries old trading post sat for years on this property, benefiting from its location on this trading pathway. Footsteps of history resonate in this special place and spirits of bygone souls can be pictured in one's mind and collected historic writings.

Life is never dull in the Dark Corner and never static in this living, constantly evolving history. To call it tranquil, is a gross understatement. To call it perfect, is more like it. God never created a finer palette, now looking for the right caretakers of this historic, captivating way of life, so rare in the impersonal, generic world of today.

Tahlequah. A world apart.



The Famous, Yet Infamous, Dark Corner

Glassy Mountain Township—the northeastern corner of Greenville County’s Appalachian hills—is the nucleus of the area that has been known as the Dark Corner for over 175 years. Its first settlers did not come north out of Charleston or Savannah. Instead, Scots who left the lowlands of Scotland for Ulster in Northern Ireland and residents of borderline England immigrated to the Pennsylvania colony in America.

They arrived at Philadelphia and Chester, pushed west, then turned south through the Shenandoah Valley of Virginia and piedmont areas of the Carolinas as part of Pennsylvania’s Great Wagon Road migration. Many found the hills of upper Greenville District, one marked by a glassy-looking rock-face and another shaped like a giant hog’s back, to their liking. They put down roots.

These Scots-Irish and borderline English brought with them the ancient knowledge of distilling grains to make “the water of life,” which was viewed as a God-given, inalienable right and divine creation, particularly due to its curative powers. The making and selling of whiskey was virtually the only way many families could get hold of actual cash money in the barter society of the area. This mountainous section was never part of the state’s plantation economy. A few settlers made whiskey for the government. Many continued to have homemade distilleries using a Native American grain—corn. Today, Dark Corner Distillery in downtown Greenville makes authentic, award-winning “moonshine” exactly the same way that private Dark Corner distillers did in these Appalachian hills a century ago.



After the Civil War, a Federal excise tax was levied against private distilleries. Dark Corner settlers began placing their distilleries in woods far from roadways and conducting distilling operations at night so that smoke would not be visible to revenuers searching for illegal sites. Thus, “moonshine” became the name for homemade whiskey.

“Moonshine” in its “white lightnin’” state was mixed with herbs, spices or fruits and used medicinally. For serious medicinal uses, however, the “white lightnin’” was placed in charred oak kegs or barrels and buried for months to age. This “chartering” of the “moonshine” produced a smooth, potent beverage of a red-brown hue, similar to legal bourbon whiskey, and made it smoother to the taste.

Also, aging of the “chartered” whiskey not only gave a better flavor but mixed extremely well with native herbs, such as sassafras, ginseng, blood root, chamomile, tulip tree bark, wild cherry bark and yellow root, or spices, such as ginger, cloves, allspice, cinnamon and lemon or orange peel, to produce potent bitters, spring or fall tonics and internal body cleansings. To determine if buried “moonshine” in charred barrels was aging properly, “moonshiners” used sections of the Joe Pye Weed, which grows completely hollow inside, as “quills” to lower into the buried barrels and used as siphons for testing.

“Moonshine” has been replaced in the Dark Corner today by another intrinsic quality—pristine mountain living. The state’s most beautiful scenery is now home to many of the most progressive individuals in the Upstate in some of the most expensive real estate in South Carolina. It is no longer dark in Dark Corner!



There is a difference in Dark Corner today...

Even though the Dark Corner has always been delineated by moonshine and the worst of its accompanying Appalachian traits and traditions, which have been voraciously reported by a sensation-minded media, it has an educational legacy that goes back all the way to 1809. Not only has the mountainous area been schooled as part of the Greenville and Spartanburg County public school systems, but Gowensville Seminary, the foremost private educational institution in upper South Carolina, operated from 1856 to 1890, and was, in effect, a two-year college. Two years after it closed, a new North Greenville High School was established that grew into an Academy, junior college, four-year college, and now a full-fledged university with satellite campuses. In the early 20th century, one of three private Willard Industrial High Schools across America, operated a 108-acre campus alongside SC Highway 11 in the Glassy Mountain area.



While still maintaining its rustic country and mountain living vistas, Dark Corner byways and hill climbing roadways teem with a mixture of older family homesteads and newer homes in a variety of designs for active families who commute to businesses and industries in Greenville, Spartanburg or Henderson/Asheville. Two major, gated, golfing communities, one atop Glassy Mountain and the other alongside picturesque US 25 as it winds its way upward to North Carolina, provide a variety of amenities for both active and retired individuals.

Once known for its foreboding wilderness and hidden mountain coves, the Dark Corner is now known for its rich, scenic beauty as a prominent portion of the "Golden Corner" of South Carolina.

