

28± Acres | Rocky River Farms | Abbeville County, SC

For buyers seeking more acreage without sacrificing the beauty and convenience of Rocky River Farms, this **28± acre offering** presents a unique opportunity. Comprised of **Lots 3, 4, 5, and 6** of the Rocky River Farms Mini Farm Project, this property combines the best features of the development into one exceptional tract.

The property features a scenic mix of **open pasture, mature woodlands, and a picturesque pond**, creating endless possibilities for those looking to establish a private estate, mini farm, equestrian property, or recreational retreat. The open fields provide excellent locations for a custom home, barns, gardens, or livestock, while the wooded acreage offers privacy, wildlife habitat, and opportunities for hunting or hiking.

This larger acreage option is ideal for buyers who appreciate the concept of Rocky River Farms but desire additional space, flexibility, and privacy beyond the individual mini farm parcels currently available. Whether you're dreaming of a family homestead, a weekend getaway, or an investment in beautiful Upstate South Carolina land, this property offers the perfect balance of open ground and natural beauty.

Property Highlights

- **28± acres** consisting of Lots 3, 4, 5 & 6 of Rocky River Farms
- Beautiful **pond** with scenic views
- Combination of **open pasture and mature wooded acreage**
- Multiple potential homesites
- Excellent for a private estate, mini farm, horses, or recreation
- A rare opportunity to own one of the largest tracts available within Rocky River Farms

If you've been searching for more room to spread out while enjoying everything Rocky River Farms has to offer, this 28± acre tract is an opportunity you won't want to miss.