



LEMON CREEK

BAMBERG COUNTY, SC

275.79 +/- ACRES

\$461,948



PROPERTY DESCRIPTION

Lemon Creek is located along Howells Mill Rd in Bamberg County, SC. The property offering is comprised of 8% upland that consists of food plots, road, and upland pine timber, while the remaining 92% consists of bottomland that lies within the creek bottom. The property boasts over 7,800 feet of frontage on both sides of Lemon Creek. The bold water feature offers annual fishing for the likes of redbreast, bream, and other small panfish. In addition, the bottomland floods seasonally, which helps provide ample sporty shooting adventures for waterfowl such as wood ducks and teal. The existing food plot sites and multiple deer stand locations will help maximize the recreational potential of this tract by attracting large populations of wild game that reside in this region. Additionally, there is an excellent interior road that runs 3/4 of the length of the property that provides access to a significant portion of the property. There are several amenities on-site, including a 40x40 ft. metal building with underground power and a well already in place. The building has ample storage for all of your equipment and an excellent location to park a motorhome or camper to establish camp for the long weekend retreats. In addition, the building has a finished room fully equipped with a washer, dryer, mini-split heat & air conditioning unit, refrigerator, and a bathroom. There are several locations on-site that would be excellent areas to establish a permanent residence on your own private recreational property. The recreational opportunities are endless for this property offering.

OTHER IMPROVEMENTS:

- Underground Power
- 40x40' Building
- Food Plots
- Ductless Mini Split Heat & Air Unit
- Ample Storage Area
- Endless Recreational Opportunities

PROPERTY FEATURES:

- Natural Pine and Hardwood
- Bottomland Hardwood
- Deer, Turkey, Waterfowl, and Dove Hunting
- Fishing
- Creek
- County Road Access
- Gated
- Electricity
- Well

DIRECTIONS

From Bamberg head east on US-78 and in 0.7 miles, turn right onto Hunters Chapel Road. Continue for 9.4 miles then turn right onto Howells Mill Road, and in 0.6 miles keep left on Howells Mill Road. In 1.5 miles, the property is on the right,.



CONTACT


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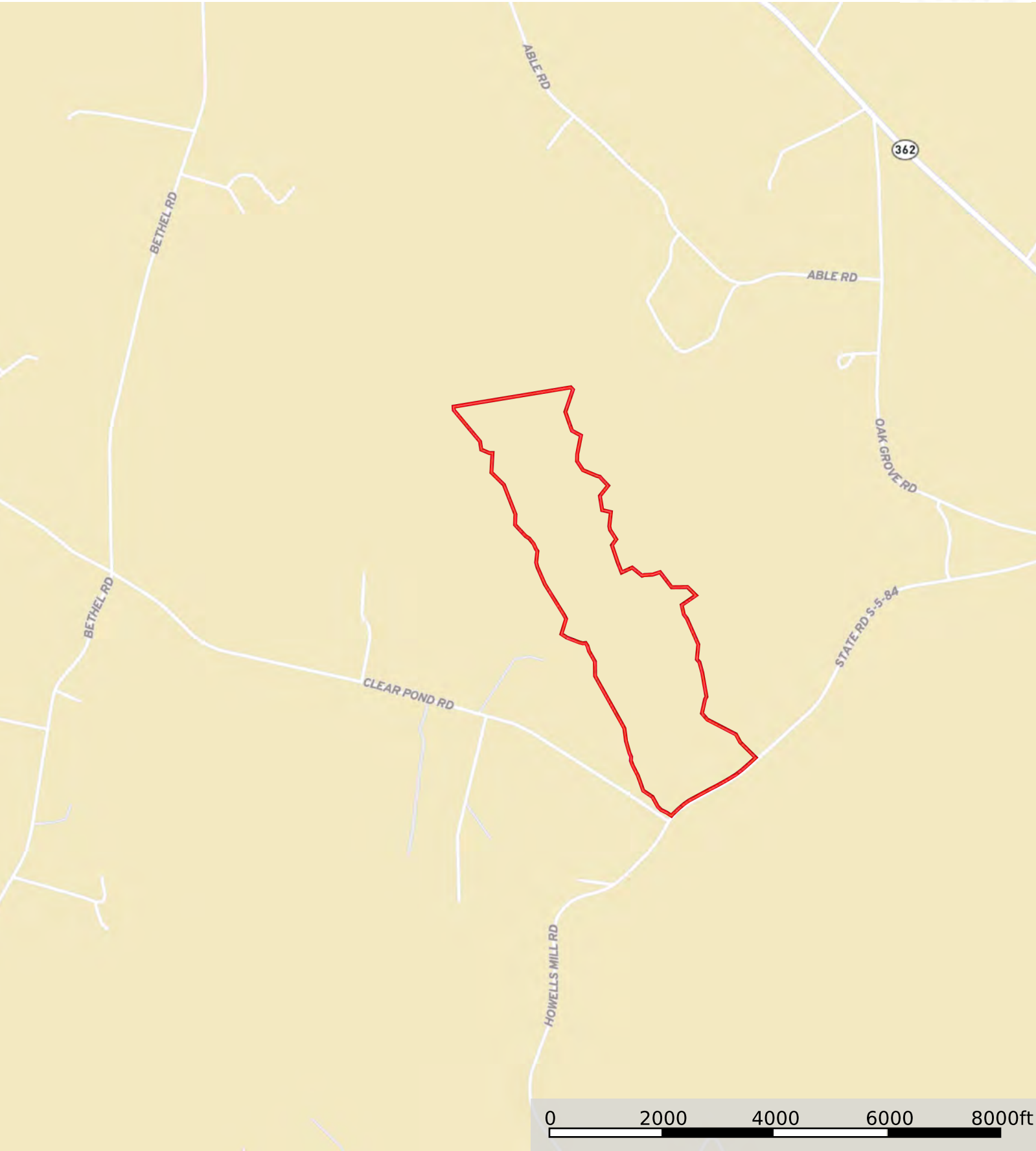
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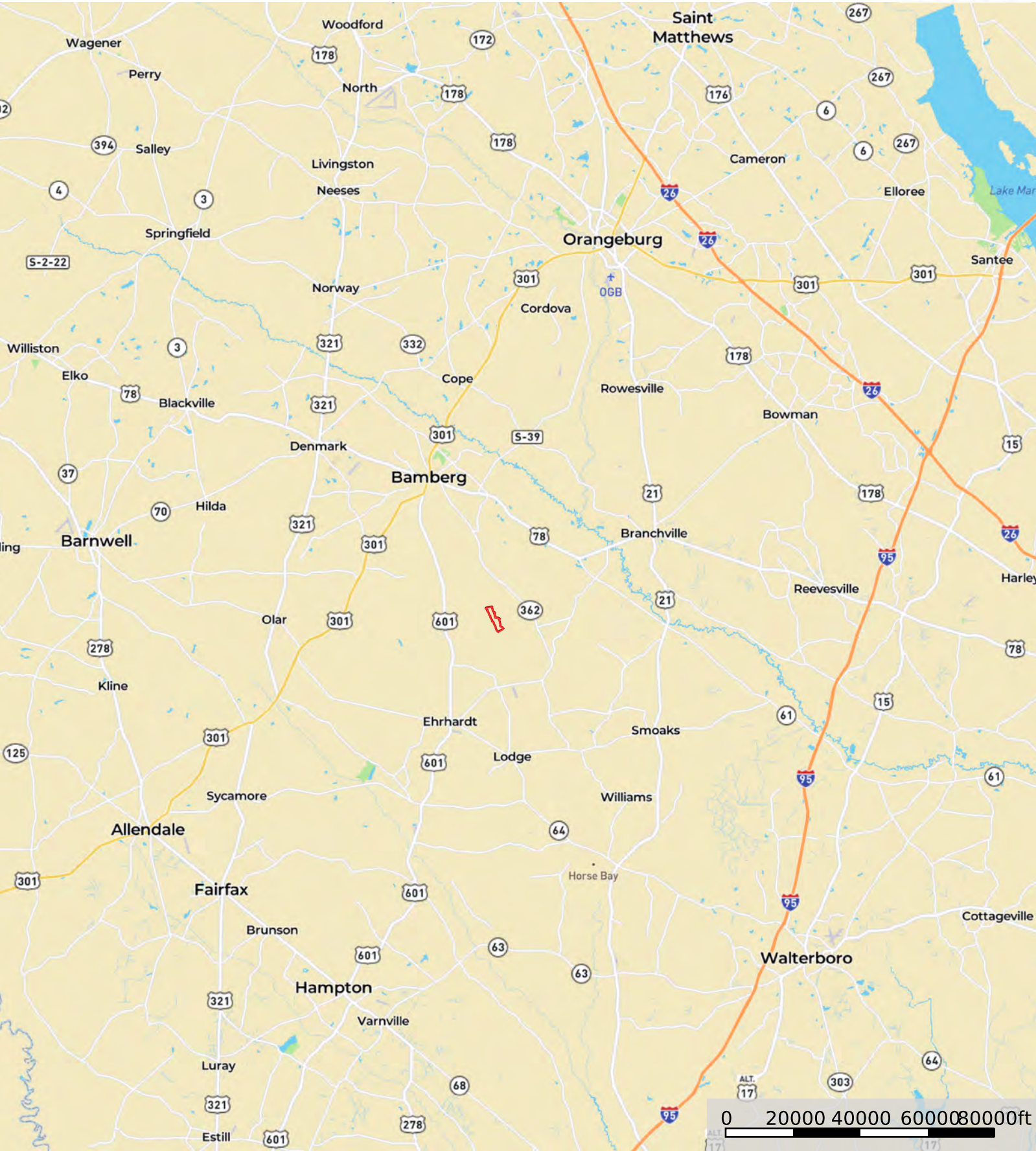


 Boundary

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