

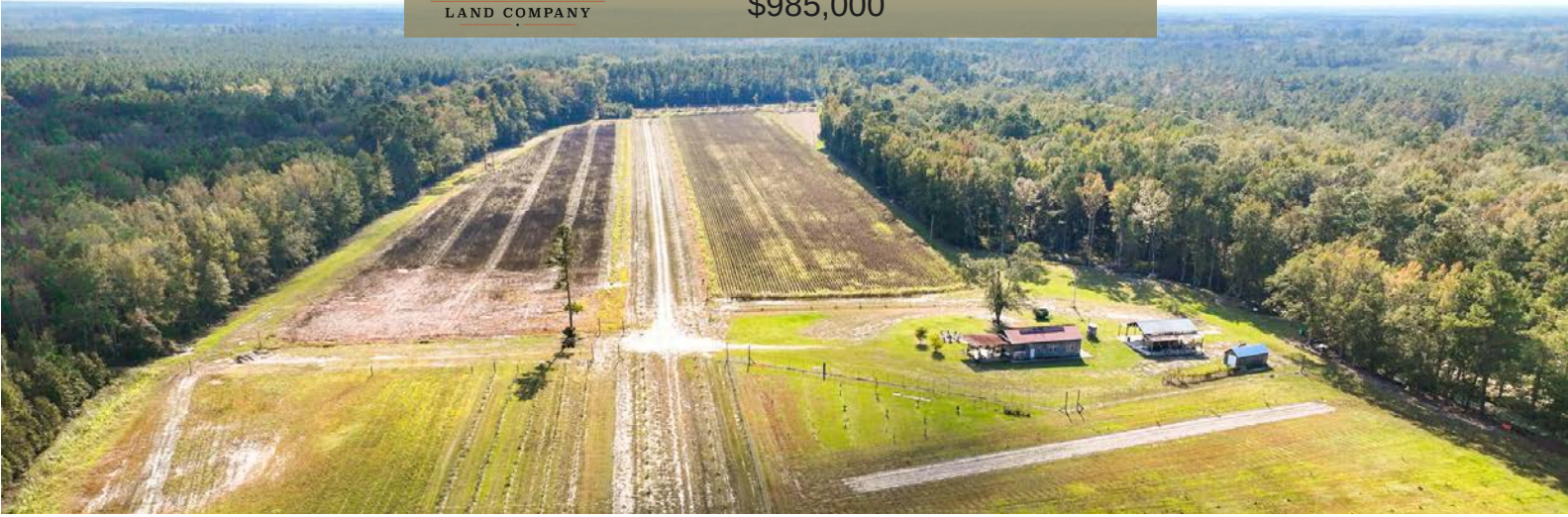


# CLOVER LEAF FARM

COLLETON COUNTY, SC

214+/- ACRES

\$985,000



## PROPERTY DESCRIPTION

Clover Leaf Farm is located approximately 8.5 miles west of Walterboro, SC, in Colleton County, only a 1-hour commute from Charleston or Bluffton, SC.

The property offers a well-appointed 1,274 +/- sq. ft. lodge complete with two bedrooms, a full bath, kitchen, and great room to entertain guests and family for those long weekends. The landscape is diverse with open fields, forested woodlands, and multiple wildlife openings complete with feeding stations. The fields and food plots are planted seasonally to attract doves, deer, and turkey, which are plentiful in this region of Colleton County. Clover Leaf offers over 45 acres of open land, of which 4.5 acres are high-fenced with drip irrigation for planting vegetable gardens, fruit trees, and other specialty crops. The current owners have invested in planting a variety of fruit trees including apple, persimmon, orange, plum, avocado, kiwi, fig and pecan trees. In addition there are some 900 Arbasona and Korneki Olive trees that can be commercially harvested within three years, most of these plantings have already started producing olives.

Water features include 3 ponds to complement the recreational aspect; these freshwater fisheries have been fully stocked and managed with supplemental feeding, producing exciting opportunities for anglers of all ages.

The farm is the beneficiary of large neighboring landowners that share in the like-mindedness of good management; these neighboring properties in conjunction with Clover Leaf help produce quality deer herds and an abundant number of turkeys. The mature woodlands consist of natural species and possess a high percentage of mast-producing red oak and white oak trees yielding a plentiful fall acorn crop annually.

The forest is well stocked with mature pine and hardwood, with the implementation of good forestry management practices this may provide sustainable revenue streams for the next owner .

**ADDITIONAL IMPROVEMENTS/AMENITIES:**

- Three RV Hookups
- Large Equipment Shed
- Outdoor Fire Pit Area
- 36 Panel Solar System-12.96 KW
- Wi-Fi Controlled Thermostat
- Wi-Fi Controlled Irrigation
- Wi-Fi Controlled Well pump
- High Capacity Grunfos Pump on 6" well
- On-Demand Hot Water Heater
- Climate Controlled Storage Shed
- Electronic Security Gate at entrance
- Security system with cameras

Clover Leaf is being offered with a full line of equipment and implements including a FWD M7060 Kubota Tractor with frontend loader (540 hours) and attachments. Kubota diesel UTV with dump bed.

**ADDITIONAL IMPLEMENTS INCLUDE:**

- Hyd. frontend root rake
- Bush hog
- Tiller
- Cultipacker
- 3 pt. Hitch Sprayer
- Pallet Forks
- 3 pt. Hitcher Spreader
- Woods Small Seed Planter
- 52 inch John Deere Zero Turn
- Post hole auger
- Log Splitter
- Utility trailers
- Electric Golf Cart
- Box Blade

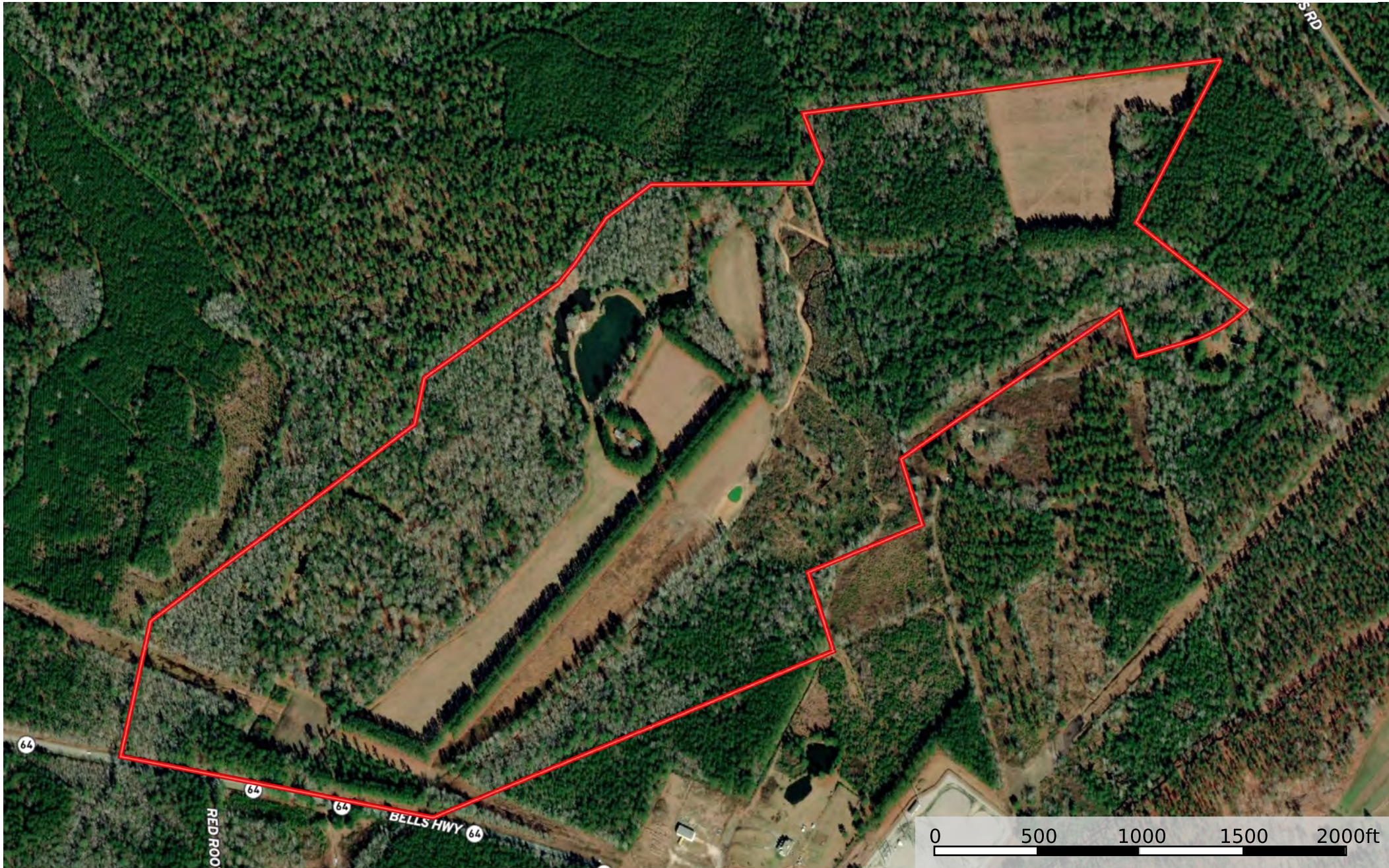
This is a turnkey recreational property with virtually no deferred maintenance, complete with every component a landowner needs for normal maintenance and management. Clover Leaf exists today as a gentlemen’s recreational property but could just as easily serve as a permanent residence or family compound.


Currently, Clover Leaf has no conservation easements in place; however, the donation of an easement to protect the property in perpetuity may provide significant benefits to the next owner.

**CONTACT**

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 Boundary

**Disclaimer:** All information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. No representations or warranties are expressed or implied as to the property, its condition, usage, acreage, or boundaries. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.







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