







PROPERTY DESCRIPTION

Cattle Creek Farm is located SW of St. George in Dorchester County, SC, near the community of Reevesville. This is an ideal property for multiple uses including permanent residence, family compound, or weekend retreat for recreational purposes. The property boasts over 3,000 feet of frontage along Cattle Creek with high ground access to both sides via a steel bridge. The hardwood bottoms located along Cattle Creek are mature old-growth forests with a high percentage of oak, providing an abundant crop of acorns for deer and wood ducks in the fall.

The current owners have been deliberate in their management style, improving the upland habitat, creating wildlife openings, and shooting lanes. There are five active food plots being planted annually, providing a year-round food source. In addition, there is ample space to create a dove field along the powerline ROW should the next owner desire to do so.

Located near the center of the property is a small fishpond serving as a backdrop for the hunting lodge. This is a spring-fed pond that holds water year-round providing habitat for wood ducks, panfish, and bass.

The lodge is a well-appointed 2 bedroom, 1 bath hunting lodge complete with a kitchen and a great room with a wood burning pop belly stove. This is an ideal setting for rest and relaxation after a long day afield chasing deer, turkey, duck, or quail on this expansive property.

PROPERTY HIGHLIGHTS:

- · Lodge complete with heat and air conditioning
- Well and septic
- Mature timber
- 3,000 feet of Cattle Creek frontage
- Multiple food plots and small fields
- 1 hour drive from Charleston
- Private, rural setting

DIRECTIONS

From Reevesville take Reeves Street which turns into Heaton Road in half a mile. From 78, continue SW on Heaton Road for 2.1 miles. Turn left onto Independent School Road and travel for 1 mile, turn right onto Rickborn Road. Property is on both sides of Rickborn Road.



CONTACT

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Dorchester County, South Carolina, 202.65 AC +/-







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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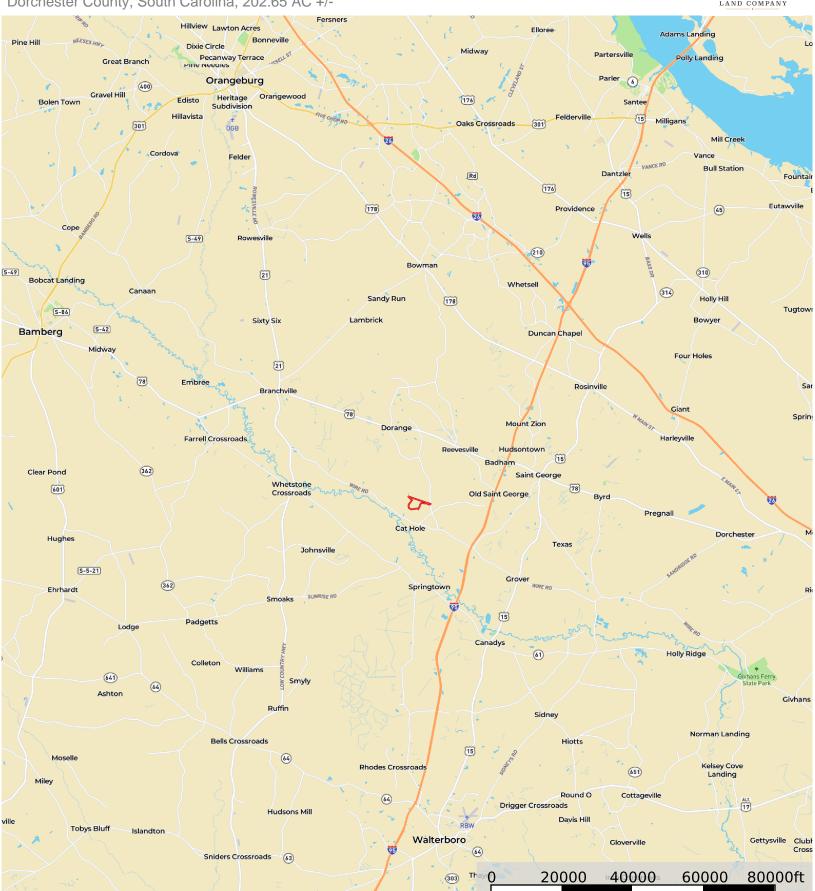




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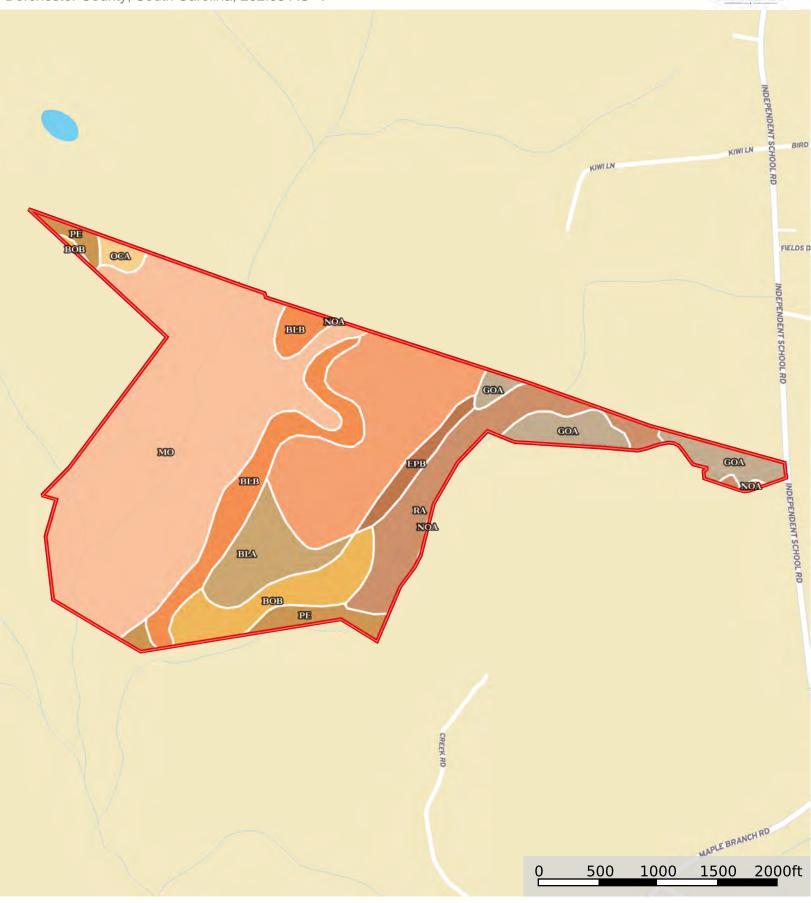




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| Boundary 213.11 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
Мо	Mouzon fine sandy loam, occasionally flooded	89.64	42.06	0	41	6w
NoA	Noboco loamy sand, 0 to 2 percent slopes	35.86	16.83	0	48	1
Ra	Rains sandy loam	19.48	9.14	0	46	3w
BIB	Blanton fine sand, 2 to 6 percent slopes	18.54	8.7	0	28	3s
ВоВ	Bonneau fine sand, 2 to 6 percent slopes	12.65	5.94	0	25	2s
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	12.23	5.74	0	47	2w
BIA	Blanton fine sand, 0 to 2 percent slopes	11.76	5.52	0	30	3s
Pe	Pelham sand	7.08	3.32	0	29	3w
ЕрВ	Emporia loamy fine sand, 2 to 6 percent slopes	3.98	1.87	0	49	2e
OcA	Ocilla sand, 0 to 2 percent slopes	1.89	0.89	0	42	3w
TOTALS		213.1 1(*)	100%	1	40.05	3.79

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.