



**SALKEHATCHIE
RIVER BOTTOMS**
COLLETON COUNTY, SC
204 +/- ACRES
\$532,840



PROPERTY DESCRIPTION

Salkehatchie River Bottoms tract is approximately 13 miles west of Walterboro, SC, and 20 miles north of Yemassee, SC. Frontage along US Highway 21, also known as Lowcountry Highway, provides easy access to both parcels, which lie east and west of Highway 21. The upland region encompasses approximately 86 acres and includes three differing age classes of planted loblolly pine, some of which have been recently thinned to enhance annual growth and yield.

The property is over 5,000 feet in total length, allowing it to hunt a much larger area than other tracts of similar acreage. The planted pine gives way to a transitional forested area between the hill and the river bottom. This area is well stocked with mixed hardwood species and natural pine, creating an ideal roosting area for turkeys. The bottomland area was cut approximately 20 years ago and has naturally regenerated, is well stocked and has a closed canopy.

There are approximately 110 acres of bottomland between the crest of the hill and the Salkehatchie River. This is a game-rich and diverse habitat known for producing quality deer and an abundant population of turkeys. This offering is the perfect site for a weekend sporting property but could equally serve as a permanent residence or family compound.

PROPERTY FEATURES:

- Planted Pines
- Paved Road Frontage
- Salkehatchie River Frontage
- Upland Soil Types that will Perk

DIRECTIONS:

From I-95 Exit 42, take Highway 21 north for 10 miles to Sniders Crossroads and Highway 63. Continue north on Highway 21 for 3.8 miles, and the property is on both sides of Highway 21.

CONTACT

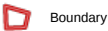
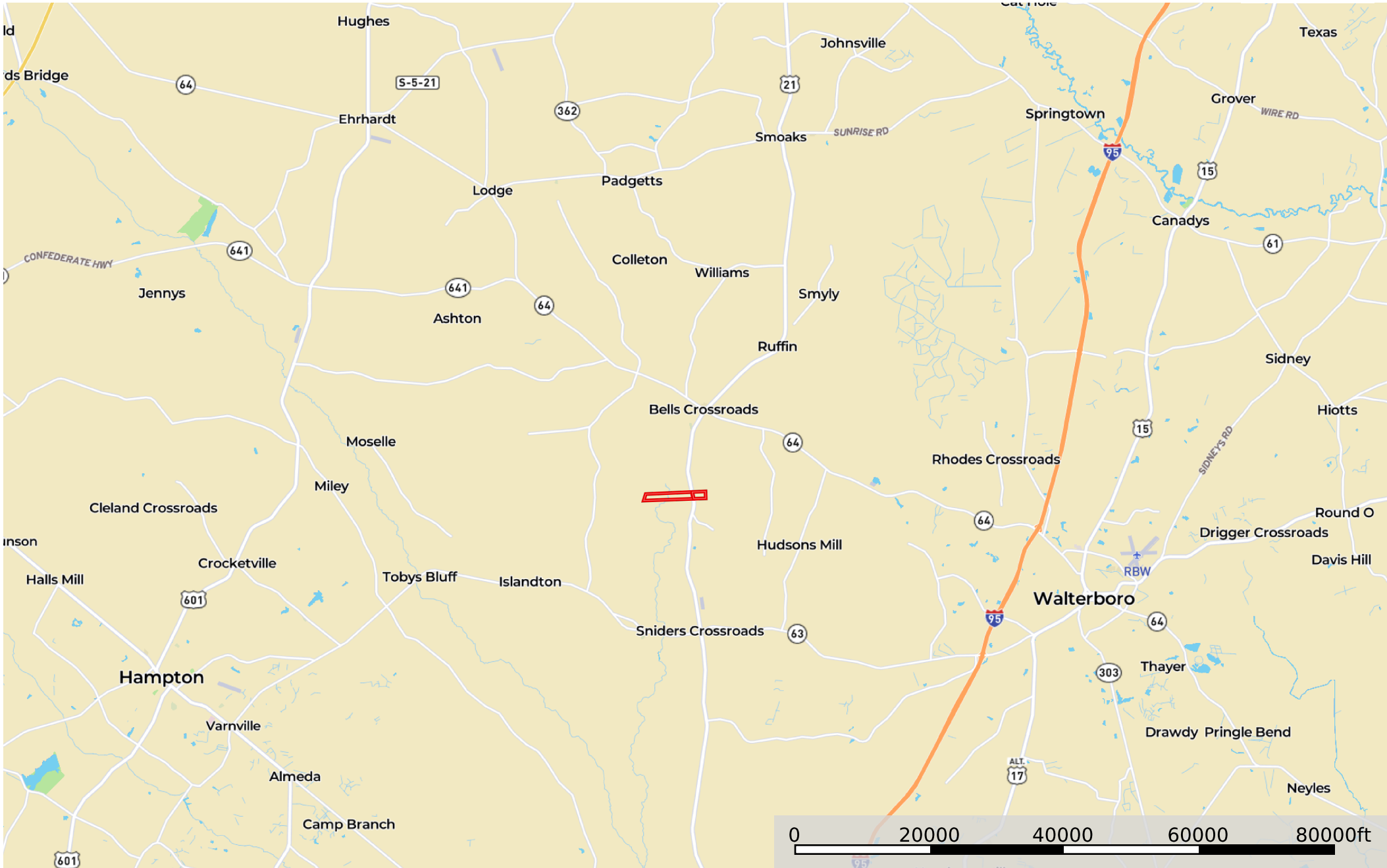
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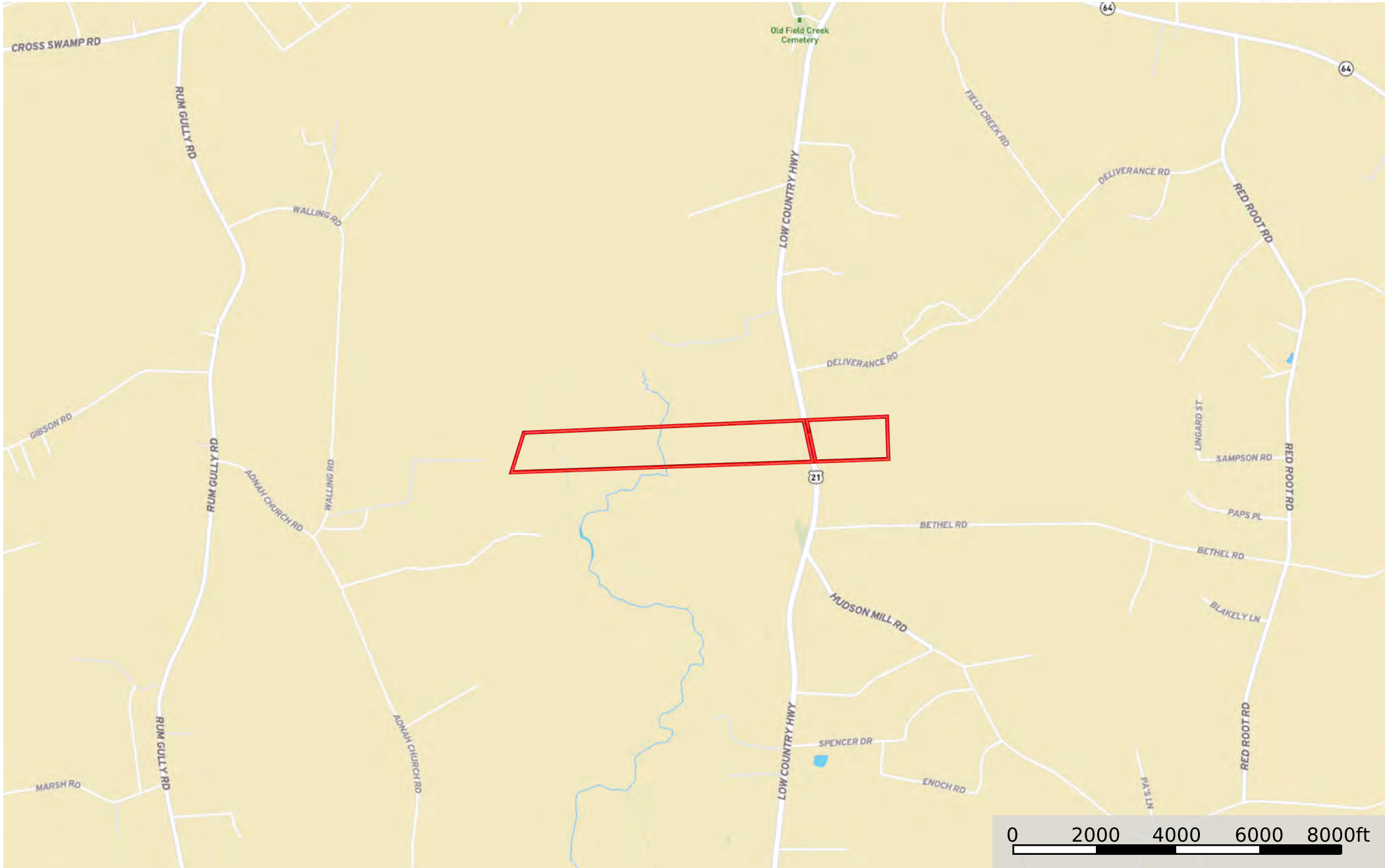
www.CrosbyLandCo.com

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Colleton County, South Carolina, 204 AC +/-



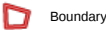
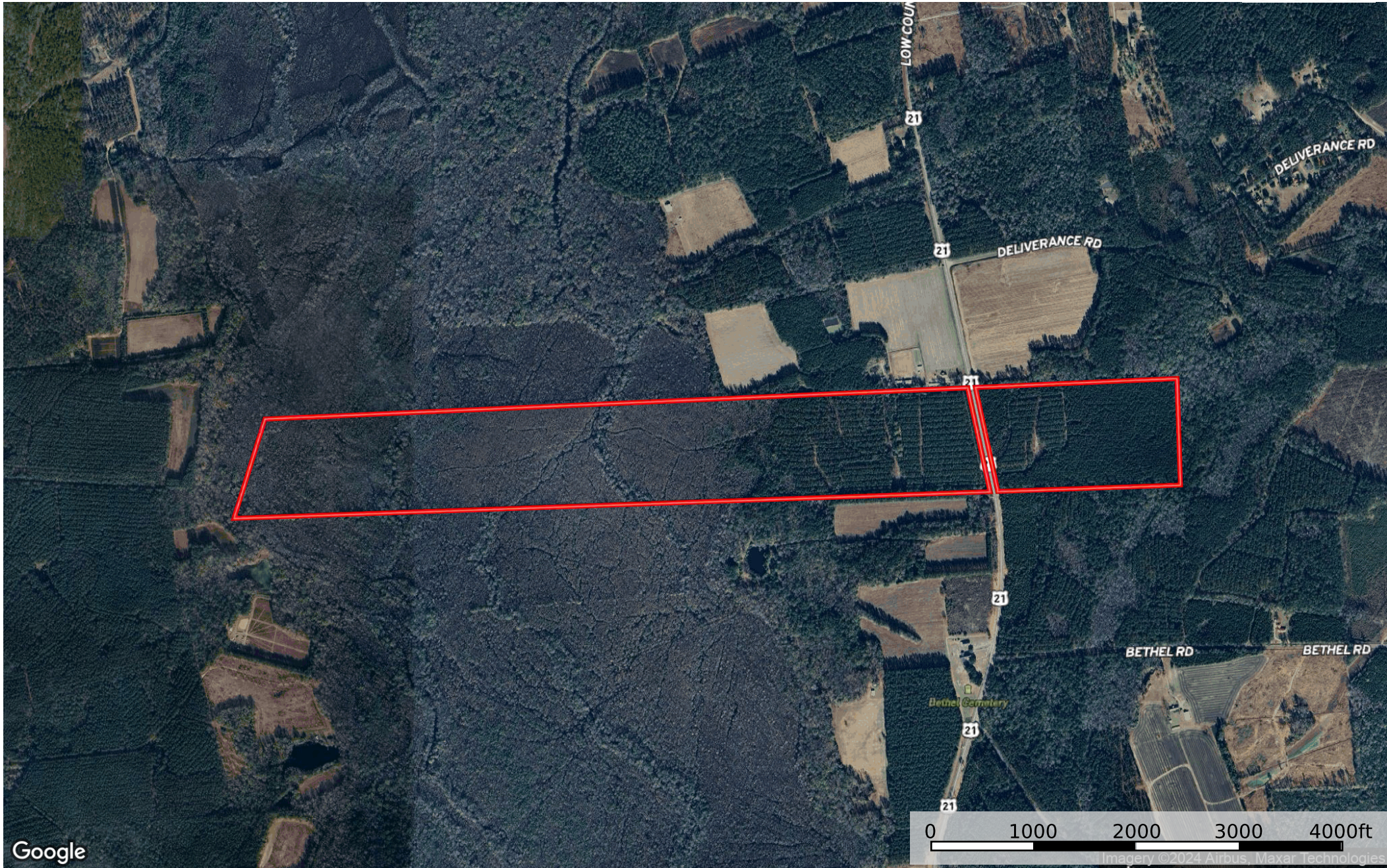
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 Boundary

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