



OLD SALKEHATCHIE PLANTATION

HAMPTON COUNTY, SC

1,119 +/- ACRES

\$6,485,000



PROPERTY DESCRIPTION

Old Salkehatchie Plantation has 1,119 acres of incredibly diverse wildlife habitat located in the “ACE Basin” of the Lowcountry near Yemassee, SC. This is a highly sought-after area where lands of this size and quality are rare. Location is paramount, and this gem is only 45 minutes from Bluffton or an hour's drive from either Charleston or Savannah, GA.

This is a highly diverse property in a game-rich environment located below the convergence of the Big and Little Salkehatchie Rivers, where the Combahee River takes form. The entire property is a mixture of mature pine plantations broken up by numerous hardwood bottoms and drains, creating endless transition zones, making it perfect for deer and turkeys. With 2 miles of river frontage on the Combahee and a 30-acre green tree reservoir, there are ample duck hunting opportunities. The three boat landings along the river provide excellent access to some of the best red-breast fishing in the Lowcountry. There is a 50-acre quail course with towering pines and beautiful rolling hills. For the dove hunting enthusiast, the powerline has close to 20 acres, which makes it an excellent dove field.

Old Salkehatchie Plantations' whitetail herd has been under a strict trophy management program for over a decade and has had minimal buck harvest in the last 3 years. It has consistently grown bucks in the 140” Boone and Crocket range. The 17 wildlife food plots, extensive road system, and large power right of way provide excellent opportunities for harvesting mature bucks. Several unique blocks of thinned mature hardwoods provide excellent bedding areas with significant mast-producing oaks left for the deer. The road system was designed with wildlife in mind, and almost every food plot is at the end of a dead-end road, creating quiet deer and turkey sanctuaries with very little vehicle traffic. There are open pines, thick bedding cover, and endless hardwoods evenly mixed throughout the entire property, creating some of the best and most unique habitat diversity the lowcountry offers.

The mature pine plantations are surrounded by hardwood branches, making them easy to maintain with prescribed fire and excellent for turkeys. The hardwoods surrounding the plantations provide perfect roosting habitats for wild turkeys. Every food plot sits in a mature pine plantation surrounded by hardwoods, with scattered live oaks throughout the pines. There could not be a more perfectly designed, diverse layout for wildlife.

There is an excellent all-weather road system throughout the property, making almost every acre accessible and huntable year-round. New perimeter and interior firebreaks were just added so that every pine plantation can be managed in individual blocks with prescribed fire. There is underground power and a well on a homesite nestled in an oak grove on a high hill overlooking the quail woods and a hardwood bottom. The Salkehatchie River swamp is a hardbottom river-swamp, making it accessible by vehicles and on foot even during wet winters.

Old Salkehatchie Plantation has a conservation easement that was carefully crafted to preserve the integrity of a special piece of property while allowing the owners to maximize every recreational opportunity. The easement allows for all historical usages this property can provide, but limits the number of subdivisions. The easement is conducive to good habitat management, including unrestricted timber harvest, significant new food plot construction, multiple dwellings and farm buildings, duck impoundments, docks on the river, fish ponds, and one subdivision.

Old Salkehatchie Plantation is a unique opportunity for a wildlife enthusiast and conservation-minded buyer to own a one-of-a-kind gem nestled in the heart of the “ACE Basin” of the Lowcountry.

PROPERTY FEATURES:

- Wildlife Food Plots
- 20-Acre Dove Field
- 50-Acre Quail Course
- Mature Pine Plantation
- All-Weather Road System
- Hardwood Bottoms & Drains
- 30-Acre Green Tree Reservoir
- 2 Miles of Combahee River Frontage

DIRECTIONS:

Head north on I-95 from Bluffton 30 miles, take exit 38, and turn Left onto Highway 68 for 1500 feet. Turn right at Shell onto Lane Street for 1500 feet, then right onto Jackson Street for 1600 feet. Turn left onto Old Salkehatchie Highway for 1.5 miles; the gate is on the right side.

Take Highway 17 south from Charleston for 60 miles, then take I-95 N to exit 38. Turn left onto Highway 68 for 1500 feet, and turn right at Shell onto Lane Street for 1500 feet. Turn right onto Jackson Street for 1600 feet, and turn left onto Old Salkehatchie Hwy for 1.5 miles, and the gate is on the right side

CONTACT

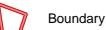
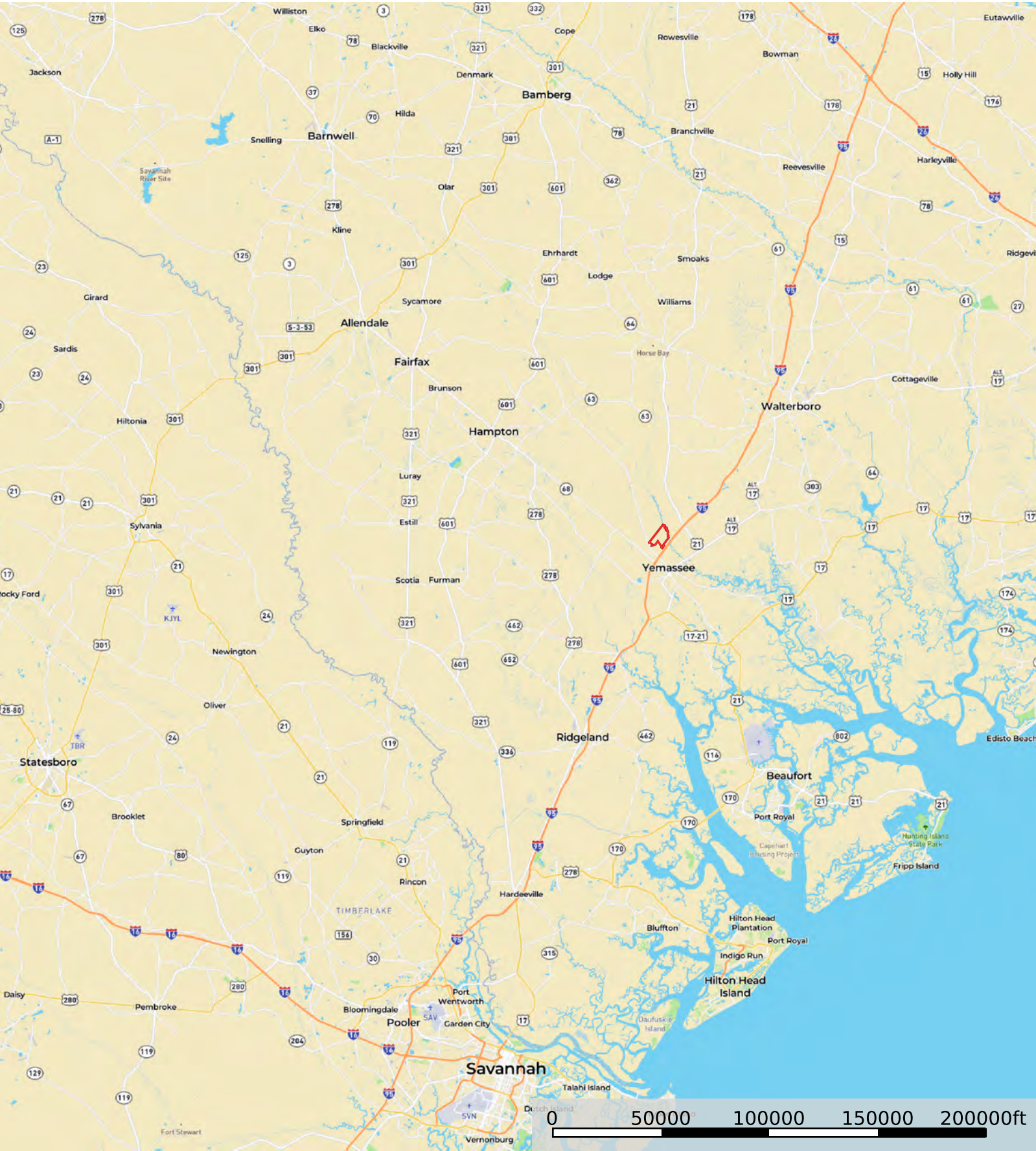
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Old Salkehatchie Plantation
Hampton County, South Carolina, 1119 AC +/-



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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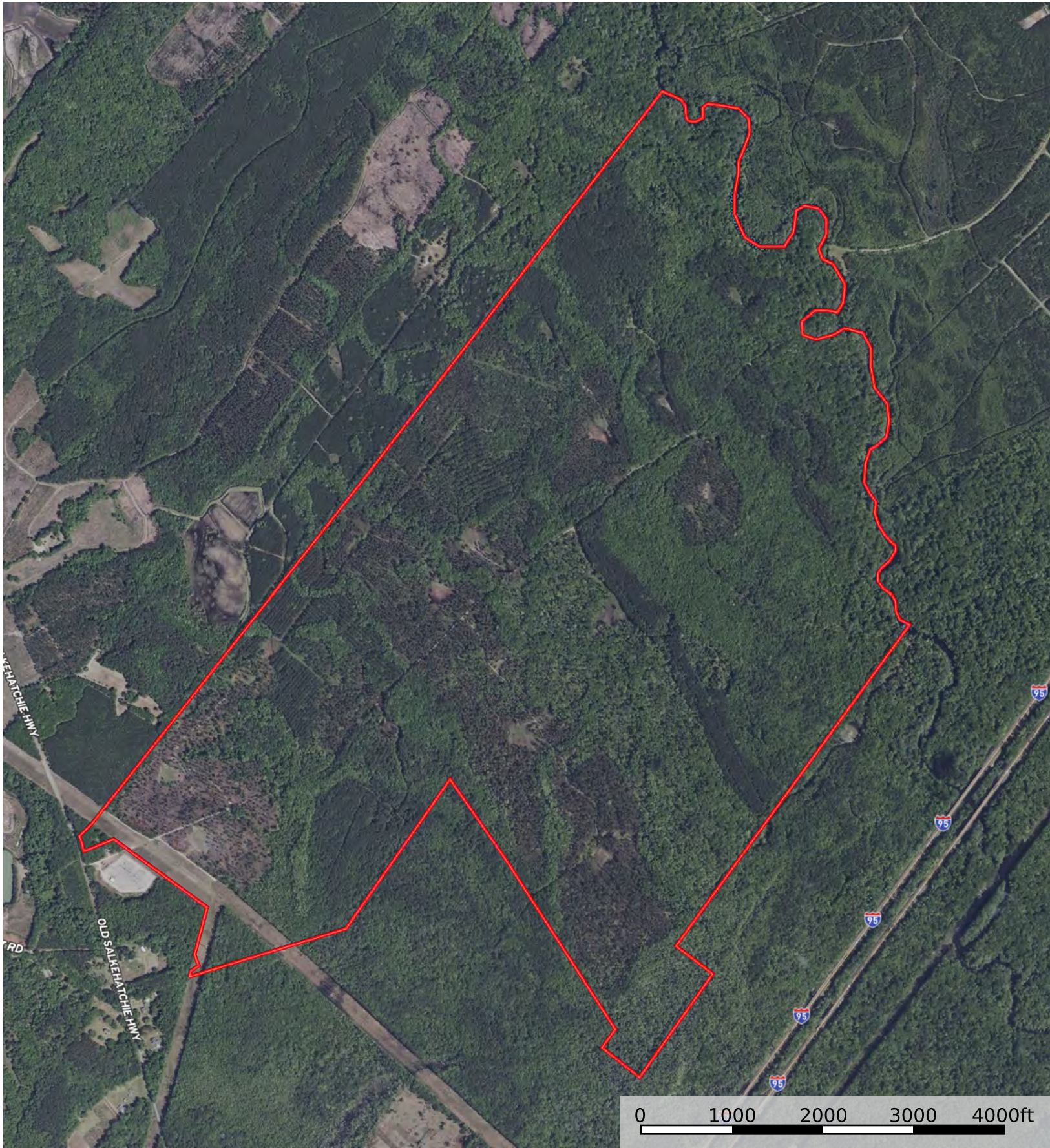
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