



LEMON CREEK
BAMBERG COUNTY, SC
275.8 +/- ACRES
\$750,000



PROPERTY DESCRIPTION

Lemon Creek is located along Howells Mill Road in Bamberg County, SC. This property offering boats over 7,800 feet of frontage along both sides of Lemon Creek and an excellent internal road system allowing for ease of access throughout the property. Lemon Creek is located in a game-rich area; wood ducks, whitetail deer, and turkey are abundant throughout this excellent recreational property. This is a turnkey outdoor recreational tract, as there are 11 deer stands, 8 feeders, and trail cameras at all feed sites that will transfer with the property. In addition, there are six duck boxes throughout the bottomland region that offer additional nesting locations for waterfowl to ensure bountiful duck numbers for the future. The Lemon Creek bottoms provide ample area and opportunities for sporty wing shooting within the winter months and offer excellent habitat diversity for deer and wild turkeys. Not only do the bottoms provide ample hunting opportunities, but they also offer excellent fishing opportunities for panfish and largemouth bass.

Once you enter Lemon Creek's iron gates, you will find a winding entrance road that leads to the established base camp area. There is a 40x40 metal building with an enclosed kitchen, bathroom, laundry room, four storage bays for equipment, and an additional climate-controlled storage room for all your decoys, waders, and other hunting gear. The structure boasts an open center run that is the perfect area for hosting friends and family or relaxing between hunts.

In addition, there is also a small cabin on site with a complete kitchen, three bedrooms, and one bathroom. The cabin will be fully furnished with beds, furniture, and all appliances. This property is a turnkey outdoor recreational tract located in a game-rich region and is also an excellent weekend retreat in a quiet rural area.

PROPERTY FEATURES:

- Well
- Cabin
- Electric Golf Cart
- Underground Power
- 650 Argo Frontier 8x8
- 2022 Land Master EV 4X4
- 11 Deer Stands & 8 Feeders
- Honda Rancher Four-Wheeler
- Currently enrolled in SC Private Land Alligator Program (tags will transfer)

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.

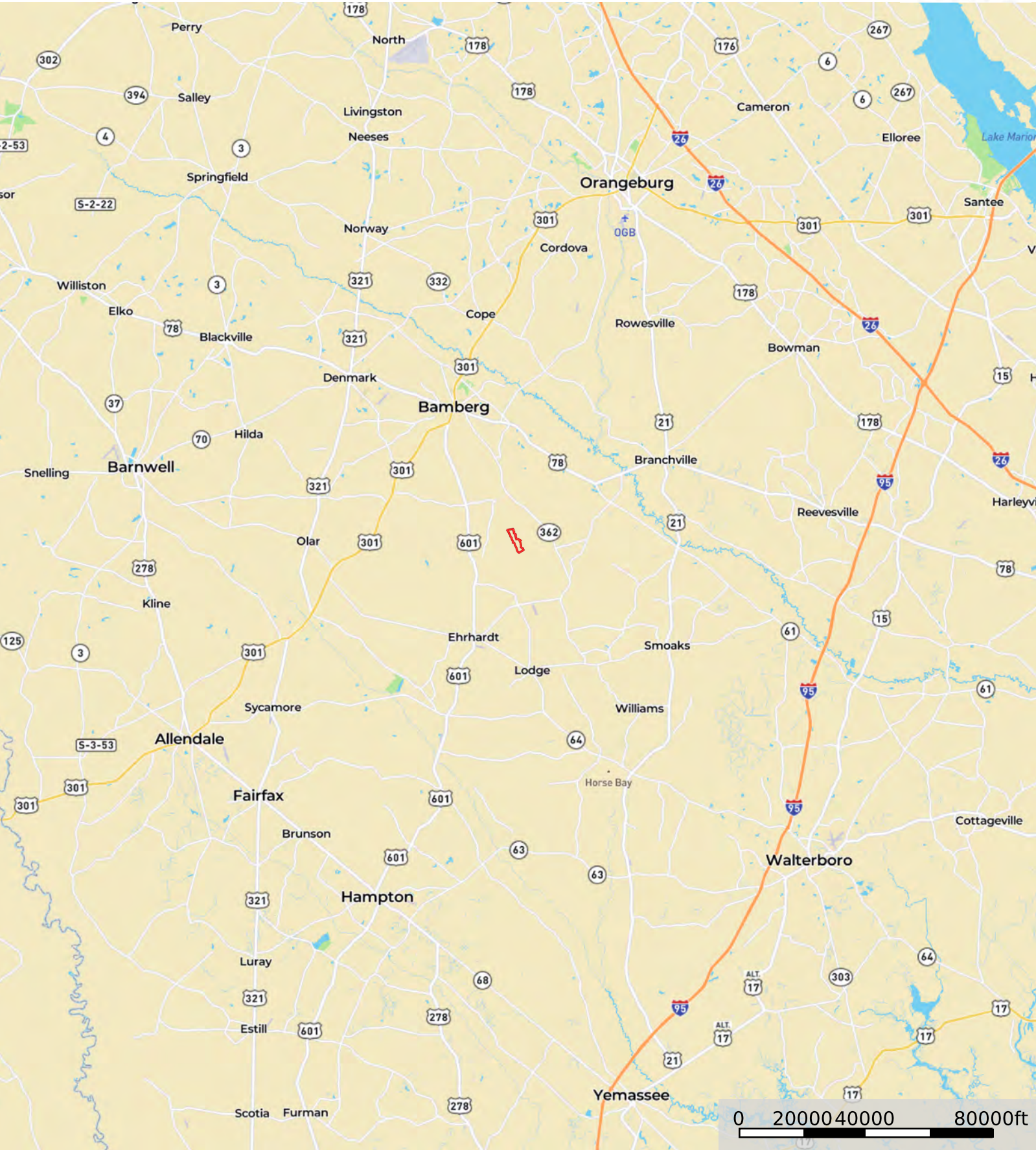
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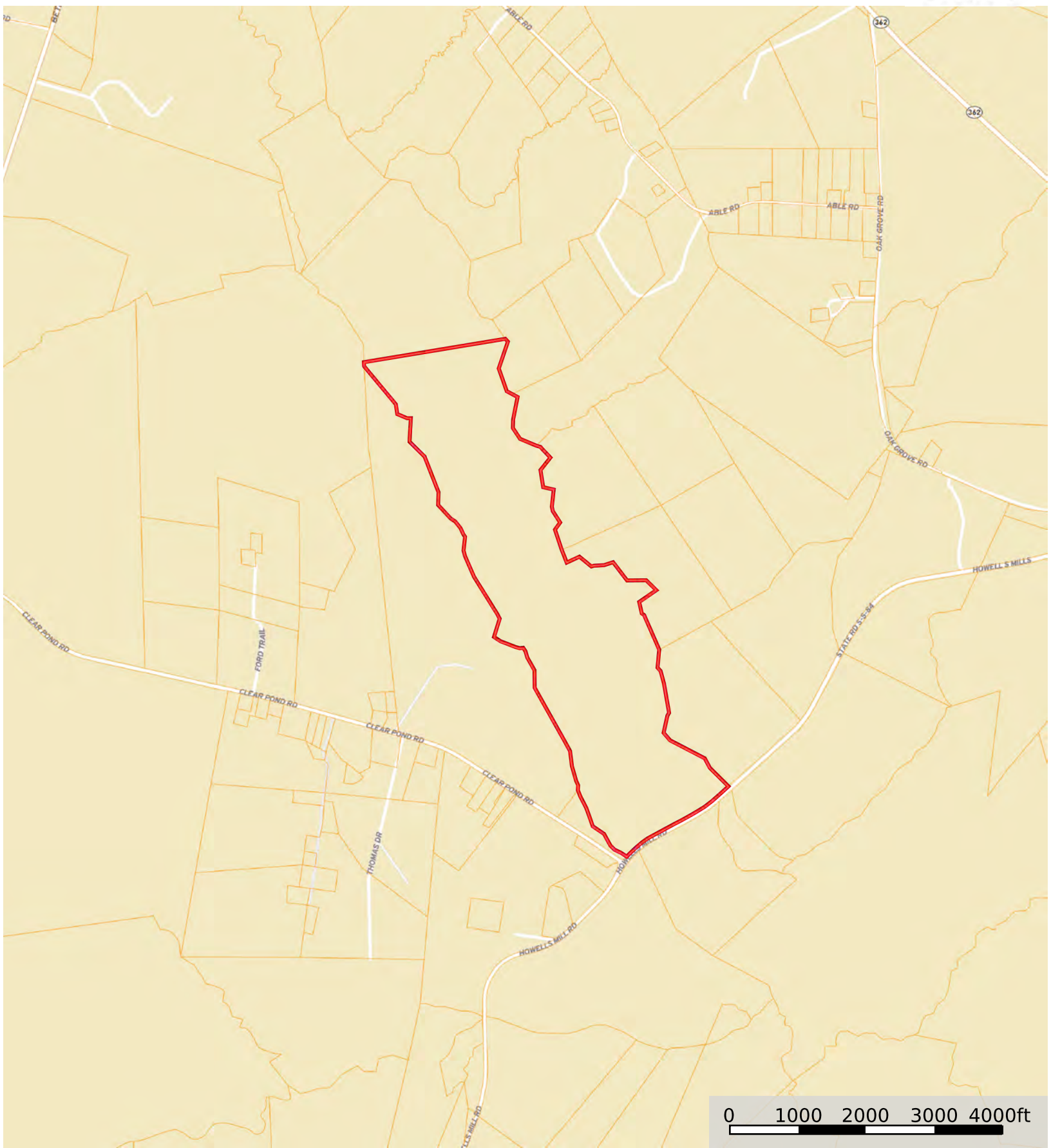
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 Boundary


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