



BLACK RIVER PRESERVE 2 CLARENDON COUNTY, SC

448 +/- ACRES

\$672,000



PROPERTY DESCRIPTION

The Black River Preserve 2 is located in Clarendon County, approximately 9 miles north of Manning, SC. The 448 acres offered are entirely wooded in mature natural bottomland hardwood. The neighboring agricultural fields, consisting of 750 +/- acres, are planted annually with corn or soybeans. These highly productive fields are a natural magnet for all wild game, including deer, turkeys, and waterfowl, which are plentiful in the region. Access is from Highway 301; this existing road bed provides easy access to the entire parcel.

This blank canvas would allow for the installation of waterfowl impoundments and/or other wildlife food plots. The Black River Preserve 2 is unencumbered but is a candidate for the next owner to take advantage of an excellent conservation opportunity while capitalizing on possible financial incentives. Additional hunting lands may be available with the lease of the adjacent fields through an annually negotiated agreement.

PROPERTY FEATURES:

- Abundant Wild Game
- Easily Accessible Off I-95
- Large Agricultural Neighborhood

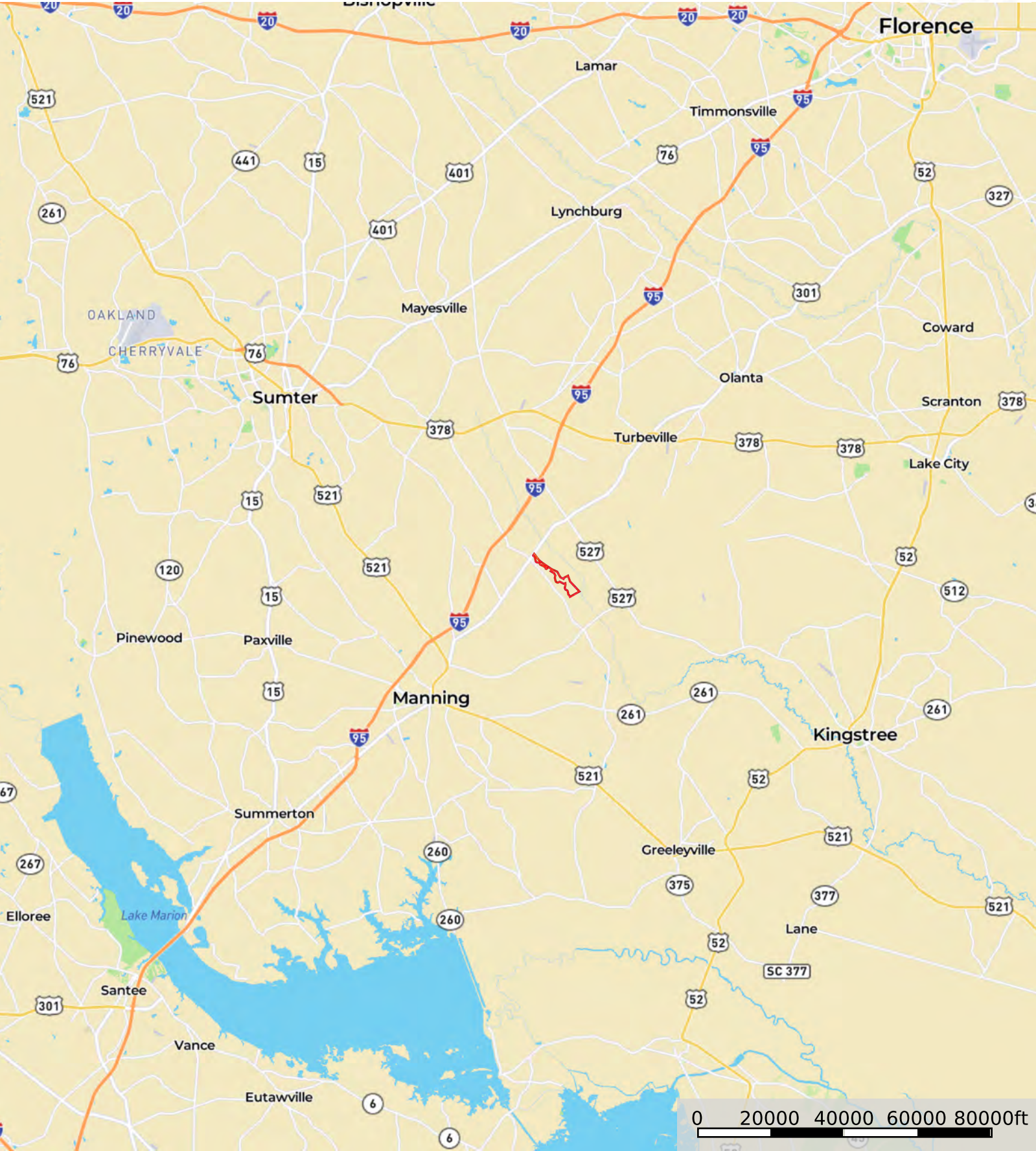
DIRECTIONS:

From Exit 122 on I-95, take Highway 521 for 1/4 miles to Georgia Pacific Road and turn left. Take Georgia Pacific Road for 1.1 miles to Highway 301, continue north on Highway 301 for 5.7 miles, and the property will be on the right.

CONTACT

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--- Road / Trail

Boundary



--- Road / Trail

 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.



--- Road / Trail □ Boundary

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