



LEMON CREEK

BAMBERG COUNTY, SC
275.79 +/- ACRES
\$799,000



PROPERTY DESCRIPTION

Nestled along scenic Howells Mill Road in the heart of Bamberg County, Lemon Creek is a true sportsman's paradise. Spanning both sides of its namesake creek, the property boasts over 7,800 feet of creek frontage and a well-maintained internal road system, providing seamless access across the property.

Abundant wildlife and diverse habitats make Lemon Creek an exceptional destination for hunting, fishing, and outdoor recreation. Located in a game-rich region, the property supports thriving populations of whitetail deer, wild turkey, and wood ducks. The land is outfitted for immediate use, featuring:

- 8 Feeders
- Trail Cameras at all Feed Sites
- 11 Strategically Placed Deer Stands
- 6 Duck Boxes in the Creek Bottomland To Support Nesting Waterfowl and Ensure Strong Future Populations

The Lemon Creek bottoms provide prime conditions for wing shooting in winter, while also offering excellent angling opportunities for panfish and largemouth bass. The habitat diversity and water features make this tract an ideal year-round retreat for avid outdoorsmen.

Upon entering the gated entrance, a winding drive leads to the central base camp, designed for both functionality and comfort.

Base Camp Features:

40' x 40' metal building with:

- Enclosed kitchen, bathroom, and laundry room
- Four open storage bays for equipment and vehicles
- Climate-controlled storage room for hunting gear, decoys, and waders
- Large open-air center section ideal for gatherings or relaxing between hunts
- All appliances to convey such as washer, dryer, refrigerator, and oven

Also on-site is a 3-bedroom, 1-bath cabin, complete with:

- Fully equipped kitchen
- Comfortable furnishings
- Appliances and beds included

This turnkey recreational property also includes a 650 Argo Frontier 8x8, underground power, and a well, ensuring convenience and self-sufficiency in the field.

Whether you're searching for a top-tier hunting tract, a family-friendly weekend getaway, or a legacy property to enjoy for years to come, Lemon Creek delivers unmatched value, natural beauty, and ready-to-enjoy amenities.

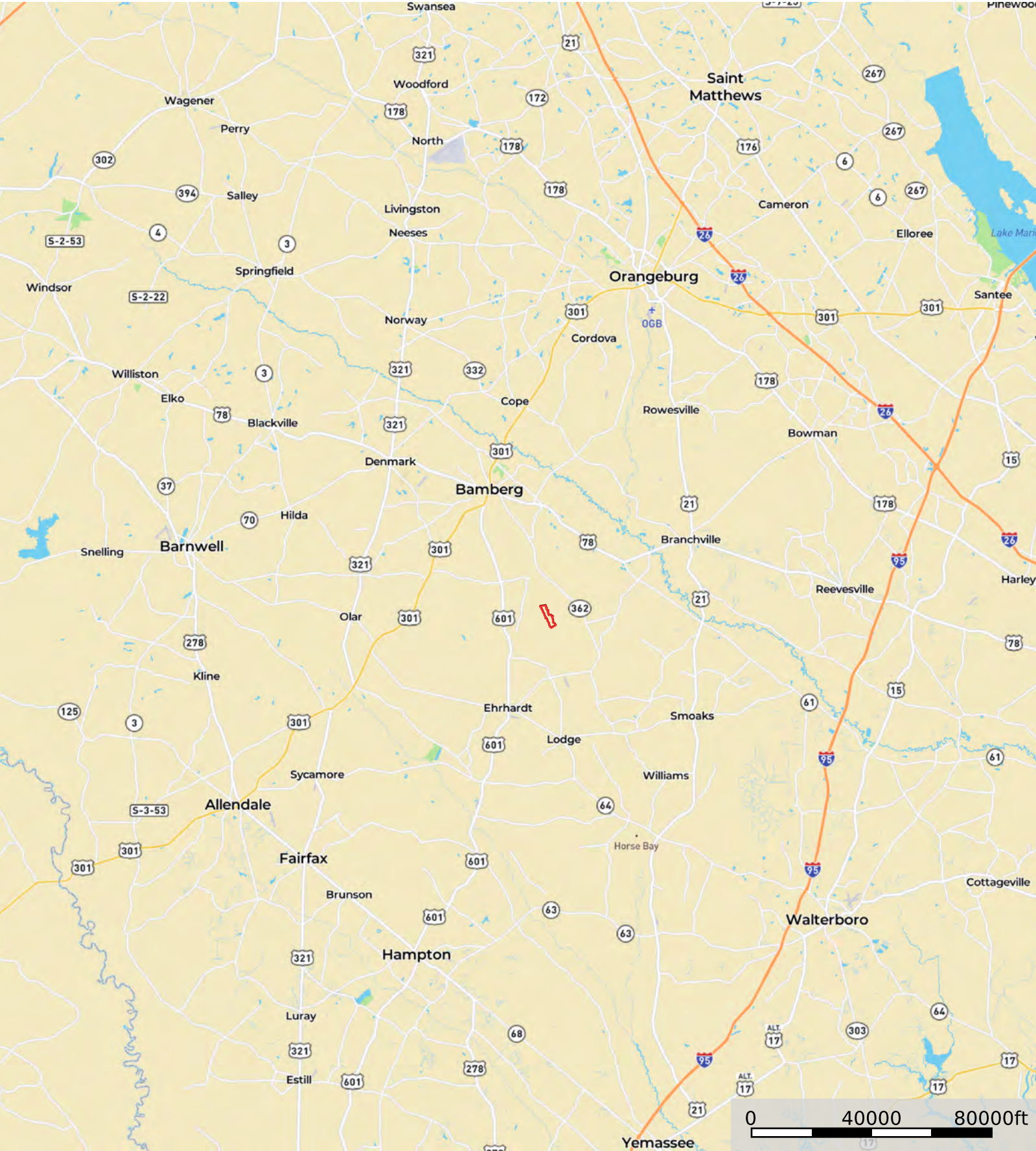
DIRECTIONS:

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.

CONTACT

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 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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