



CROSBY
LAND COMPANY

BLACK RIVER PRESERVE 3 CLARENDON COUNTY, SC

690 +/- ACRES

\$621,000



PROPERTY DESCRIPTION

The Black River Preserve 3 is located in Clarendon County, approximately 9 miles north of Manning, SC. The property consists of 690+/- acres of natural bottomland hardwood and Black River frontage. Most of this acreage can be described as usable bottomland in that it is not a muck swamp. The soil composition allows for existing roads and UTV trails to access 90% of the property, which is highly unusual for a tract of this size located in a river basin. The acreage offered is entirely wooded and neighbors nearly 750 acres of agriculture fields, which are not included in the offering. The fields are planted annually in corn or soybeans; these highly productive fields are a natural magnet for all wild game, including deer, turkeys, and hogs, which are plentiful in the region.

The Black River Preserve 3 is enrolled in a Wetland Reserve Program (WRP) easement. This easement aims to protect the functional values that these pristine bottomlands provide and enhance their natural habitat in perpetuity. The easement allows for recreational activities, including hunting, fishing, hiking, and wildlife observation. The Black River originates in Lee County and makes its way towards the coast for nearly 150 miles before merging with the Pee Dee River in Georgetown County. Just a few miles south of this property, the Black River was recently designated as a scenic state river and provides a navigable nature trail for canoes and kayakers. This iconic river is a natural draw for wintering waterfowl and provides exciting fishing opportunities for redbreast, bluegill, warmouth, large-mouth bass, and catfish.

Additional hunting lands may be available with the lease of the adjacent fields through an annually negotiated agreement.

PROPERTY FEATURES:

- Black River Frontage
- Abundant Wild Game
- Easily Accessible Off I-95
- Large Agricultural Neighborhood
- Operable Bottomland Hardwood Forest

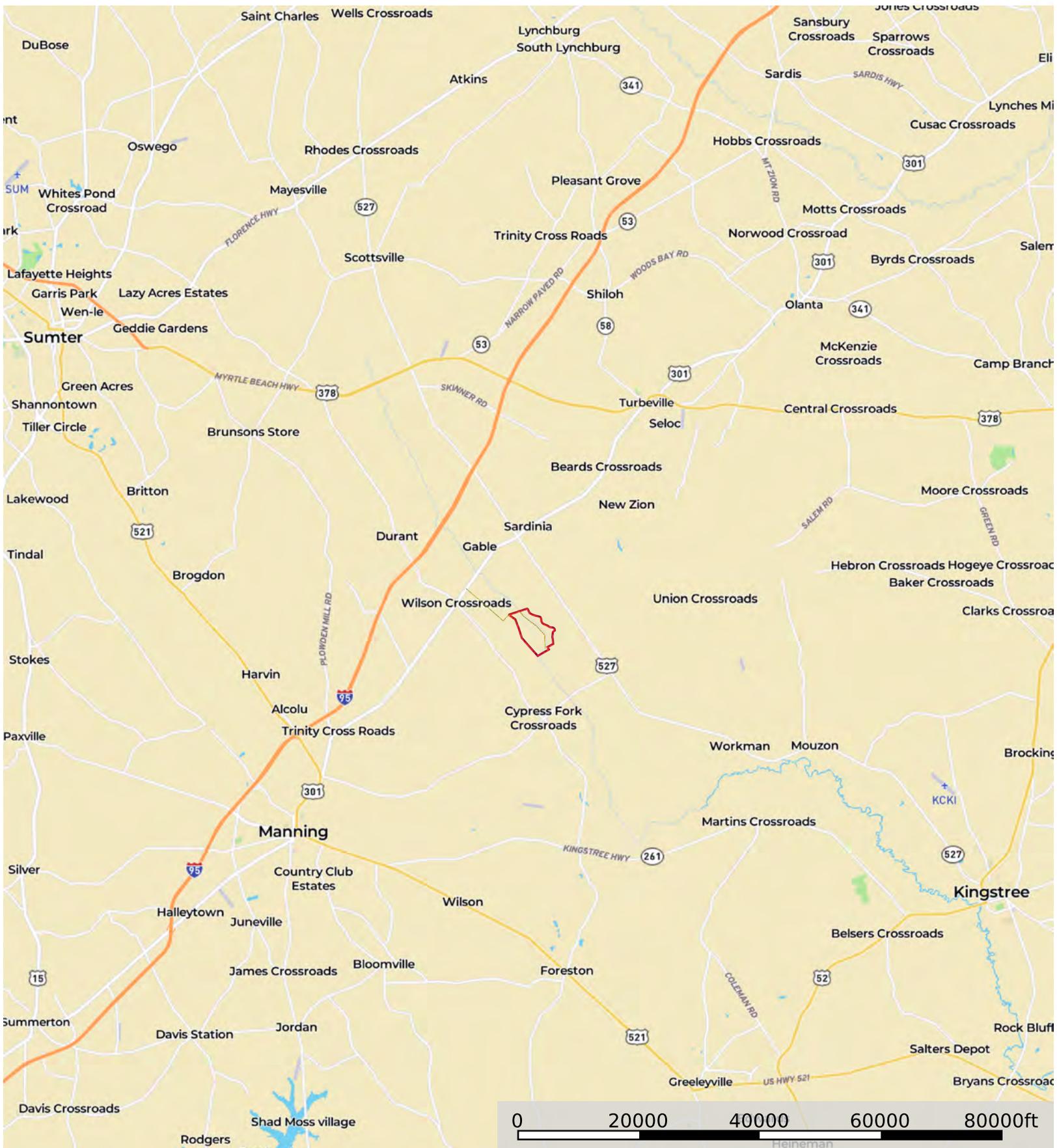
DIRECTIONS:

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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Black River Preserve 3

Clarendon County, South Carolina, 690 AC +/-

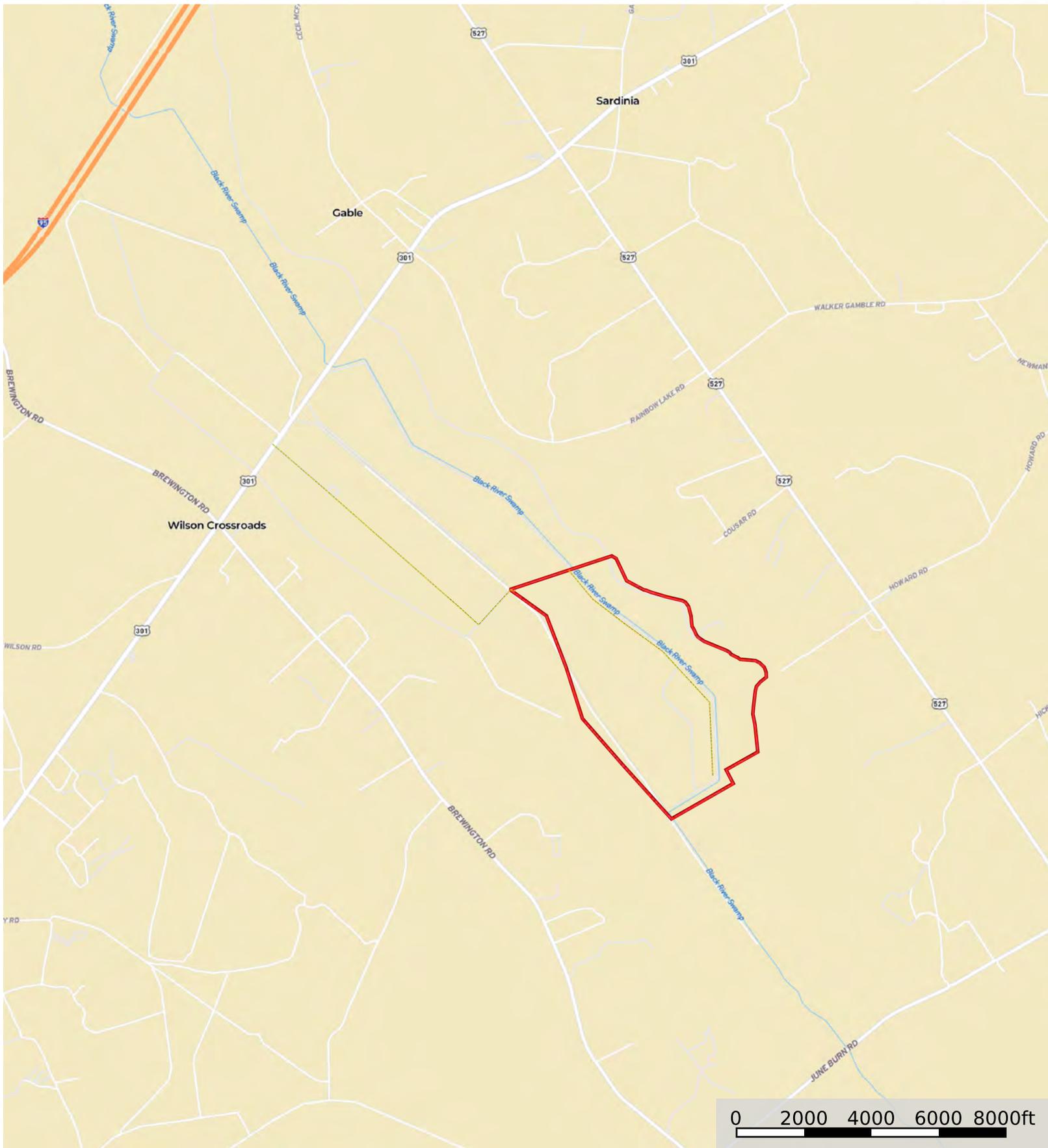


--- Road / Trail □ Boundary 1 1

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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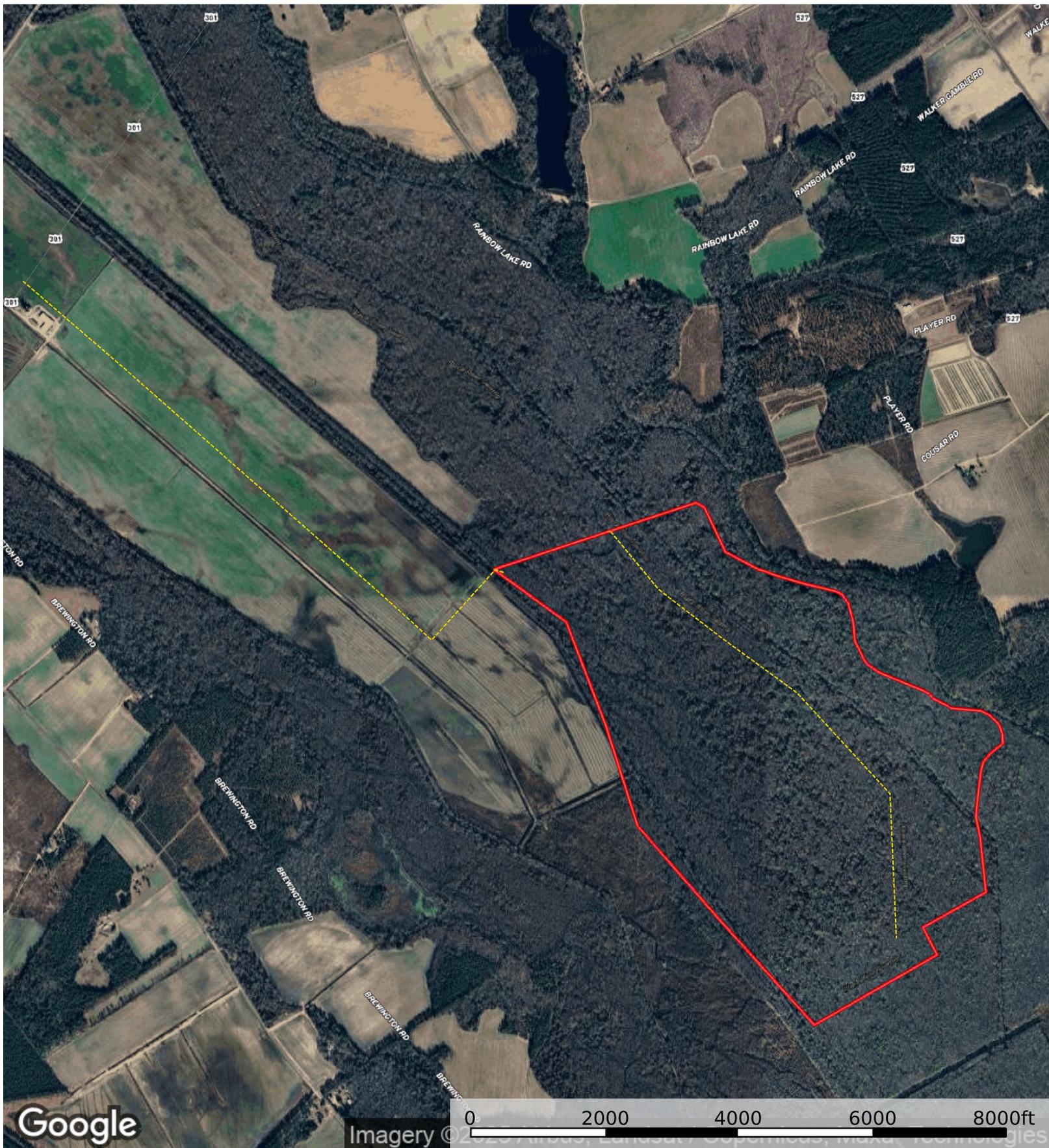


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