Moselle Farm is located in NW Colleton County and eastern Hampton County, bordering along the banks of the Salkehatchie River. This tract is comprised of approx. 1,772 +/- acres of an unusually diverse habitat with varying forest types and age class distribution. The landscape includes productive pine plantations, open fallow fields, and mature stands of mixed pine/hardwood, those upland regions give way to the flat bottomland of the Salkehatchie River Basin. The property boasts over 2.5 miles of river frontage, offering freshwater fishing, kayaking, and abundant deer, turkey, and waterfowl populations. The river has vehicular accessibility for launching at several locations throughout the property and with 3 miles of improved roads; these areas are accessible 365 days of the year.

To complement the natural amenities there are two man-made waterfowl impoundments capable of being planted with corn and flooded to attract wintering waterfowl. In addition, there is a 20-acre dove field complete with a dead wire and parameter fencing to minimize crop damage.

Improvements include a well-appointed 5,275 sq. ft. custom-built home constructed in 2011; recent upgrades include a new metal roof, HardiePlank siding, and refinshed heart pine flooring throughout. Originally built as a permanent residence with 4 bedrooms and 3.5 baths, this spacious floor plan could easily be converted into a weekend hunting lodge with the capability to sleep up to 15 people. Complete with commercial-grade appliances and a large game room, it is perfectly suited for entertaining large groups. In addition, there is a 1,140 sq. ft. guest cottage or caretaker’s house for additional accommodations.

SUPPORTIVE AUXILLARY BUILDINGS:
- 100x32 equipment shed with 3 open bays and 1 enclosed concrete slab floor
- 42x42 enclosed shop with concrete slab floor, two 40x42 ft. lean-to open bays attached
- Equipment wash down station
- Enclosed cleaning station equipped with 2 walk-in coolers
- 12 run dog kennels
OTHER NOTEWORTHY FEATURES:
- Underground electrical service to the main house
- Eight-inch well and pump for flooding impoundments
- Fully stocked fishpond
- Improved road system
- Irrigation
- Merchantable timber
- Rifle shooting range
- Multiple food plots

The location, ecosystem, and water features make this an ideal candidate for a conservation easement. The next owner may be the beneficiary of considerable tax advantages that may be available through the donation of an easement.

This is truly a top-tier property, complete with all the improvements and amenities one would expect from a high-end sporting property with little or no deferred maintenance cost.

*Shown by appointment only.*

CONTACT
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