



# COOSAWHATCHIE RIVER FARM

HAMPTON/ALLENDALE COUNTY, SC

323.8 +/- ACRES

\$1,950,000



## PROPERTY DESCRIPTION

Coosawhatchie River Farm is located in a coveted region of Hampton County where lands rarely are available for purchase. This is a highly diverse property offering that provides excellent habitat that has been meticulously managed and groomed for deer, turkey, and quail for many years. Natural features include over 1 mile of frontage along the Coosawhatchie River and Beech Branch that meanders through the center providing mature hardwoods and a highly desirable environment for both deer and turkey that abound in large numbers in this region. Located along the lower elevations of the river bottom, seasonal flooding occurs creating waterfowl hunting opportunities for wood ducks that rely heavily on the acorn crop produced in the river bottoms. Most of the upland regions have been managed for nesting and brooding habitat for both turkey and quail. Strategically located throughout the property are multiple wildlife plots totaling over 20 acres. These are planted on a regimented rotation for deer, turkey and other wild game throughout the year as well as other supplemental feeding programs that have been administered.

Improvements include an excellent all weather internal road system with gated entrances. Two large barns for storage of equipment, tools, deer stands, and feeders; or, the next owner may want to upgrade one of these for entertainment or guest and sleeping quarters for overnight stays. Electrical service is provided to the barns as well as a deep water well.

In addition to the sporting opportunities Coosawhatchie River Farm provides timber revenue streams. The professionally managed forest possesses multiple age classes that are well established and in excellent growing condition providing revenue streams at varying intervals. 28 acres of longleaf plantation are under contract for annual straw lease providing additional revenue.

The surrounding property owners include Bo Peep Plantation, Oak Grove Plantation, and other large private land ownership. This neighborhood is well known for quality deer management practices and many hunters have taken bucks that scored above 150 inches on this property and neighboring properties. This is a true turn key “walk in ready” recreational sporting property with no differed maintenance or cost.

Like many properties in the area this property is protected from fragmentation and subdividing through a conservation easement held by TNC. The easement has been carefully curated allowing for all historical practices such as farming, hunting, building of a residence, other auxiliary buildings and wildlife enhancements. This ensures the future of the area to remain rural and wild without infringement from development.

### **PROPERTY FEATURES:**

- River Frontage
- Two Large Barns
- Gated Entrances
- Excellent Community
- 20 Acres Of Food Plots
- Electrical Service With Deep Water Well

### **DIRECTIONS:**

From Estill take Highway 321 north for 9.5 miles. Turn left onto Barton Road, cross the railroad, and the property is on the right.



### **CONTACT**

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