

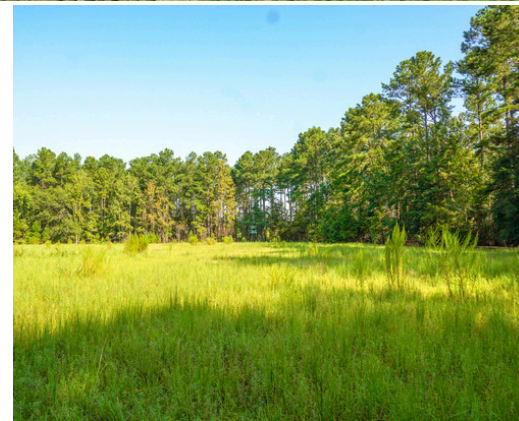
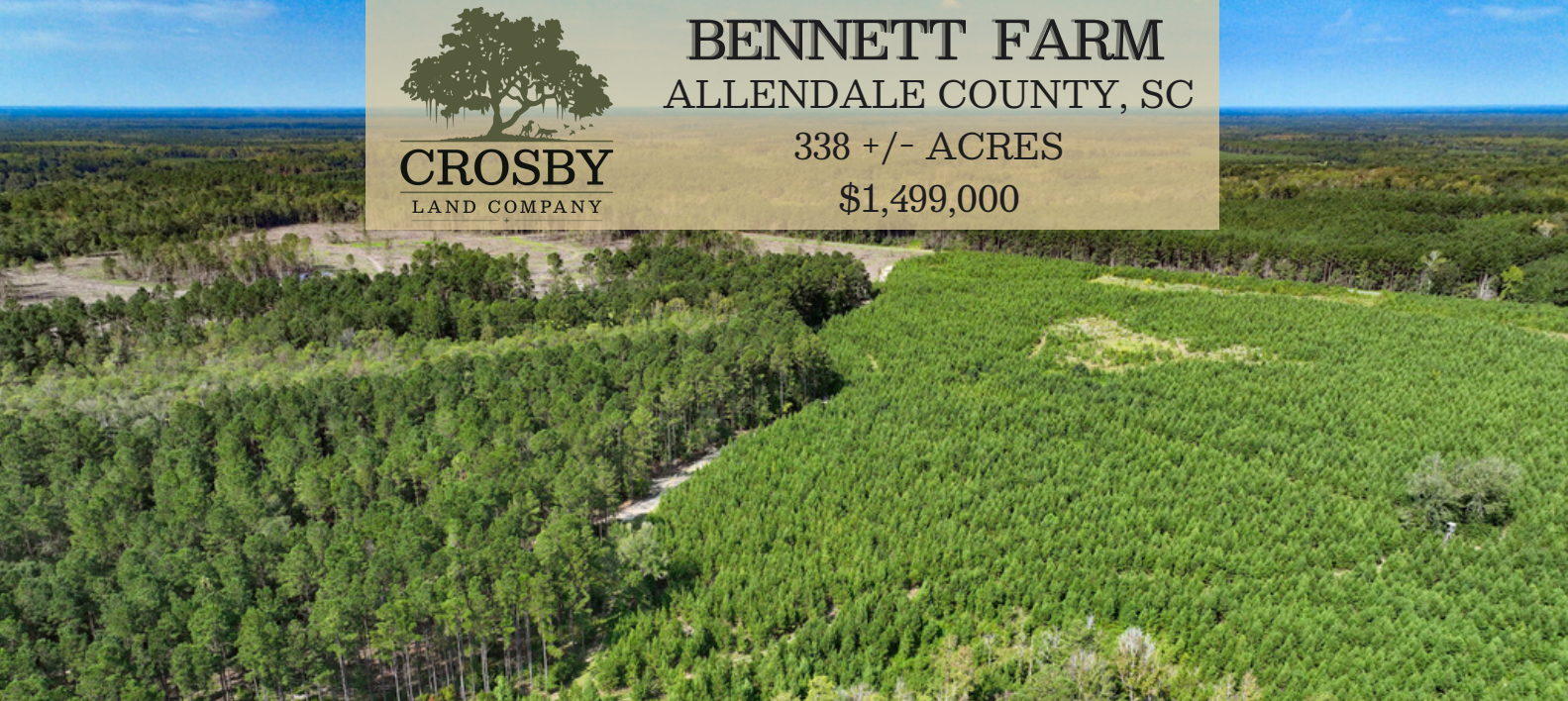


# BENNETT FARM

## ALLENDALE COUNTY, SC

338 +/- ACRES

\$1,499,000



### PROPERTY DESCRIPTION

Bennett Farm property is located on Cedar Knoll Road in lower Allendale County, just 66 miles from Augusta, GA, and 67 miles from Bluffton. Lower Allendale County is widely recognized as a productive, game-rich area of the Lowcountry. This is prime location where properties of this size are rarely available. Some of the neighboring properties and those in close proximity include Groton , Willingham, Oak Grove and Milbury . These neighboring properties are well managed and are continually being improved to create better habitat for upland birds, turkey and deer. The next owner of the Bennet Farm will surely be the benefactor of these great neighbors.

The property includes 222 acres of planted pine, 37 acres of natural hardwood, and 70 acres of clear-cut scheduled to be reforested with longleaf pine. Approximately 32 acres of the pine trees are mature, and 76 acres are within two years of a scheduled first thinning providing immediate revenue streams . Timber Stand improvement along with some control burns will improve the habitat providing a better and more diverse habitat suitable for deer, turkey and quail woods.

The Bennett offering offers excellent access and a well-maintained internal road system, providing easy access to all parts of the property. The Savannah River is a quick drive and provides access to incredible fishing, waterfowl hunting, and the 15,000-acre Tuckahoe WMA in Georgia, with Cohen's Bluff boat landing only 4.5 miles away. Like many of the surrounding properties the Bennett Farm has been protected from fragmentation and smaller subdivisions. The LowCountry Open Land Trust in partnership with the land owner designed a conservation easement taylored to this property . All historical usages such as forestry, farming and recreational sporting activities are allowable as well as the building of additional residences and out buildings.

A copy of the CE can be provided upon request .

**SHOWINGS BY APPOINTMENT ONLY. MUST BE ACCOMPANIED BY LISTING AGENT.**

### PROPERTY FEATURES:

- Abundant Wildlife
- Quality Managed Pine Stands
- Excellent Location & Neighborhood

### DIRECTIONS:

**From Estill, SC,** travel 15 miles west on Highway #3 to Cohen's Bluff Road and turn right, then immediately left on Cedar Knoll Road. In 3 miles, the property will be on your right.

**From Allendale, SC,** travel south on Bluff Road for 8.7 miles to Cedar Knoll Road, then turn left. In .75 miles, the property will be on your left.

### CONTACT

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