DUCK BRANCH FARM

ALLENDALE COUNTY, SC

345.01 +/- ACRES

$1,725,050

PROPERTY DESCRIPTION

Duck Branch Farm is located in the southern portion of Allendale County, approximately 10 miles northwest of Hampton, South Carolina, along Pocotaligo Road. The property offers a diverse landscape ranging from upland pine plantations to mature hardwood bottomlands that provide exceptional habitat for abundant populations of both deer and turkey. This is a highly diverse habitat with bold natural water sources provided by two creeks, Little Duck Branch and Duck branch that merge with the Coosawhatchie River. Accessibility is excellent, with multiple entry points along more than 10,000 feet of frontage on Pocotaligo Road and a good interior road system providing adequate access to all portions of the property.

Duck Branch Farm features approximately 131 acres of longleaf pine that is currently under an annual lease, providing a consistent revenue stream. In addition, the property includes multiple age classes of planted loblolly pine, including approximately 45 acres that are ready for a second thinning.

The upland soils are well suited for quail habitat, and with proper management, several quail courses could be developed in the older stands with property management. This portion of the property is truly a blank canvas for the next owner, with limitless possibilities to create additional food plots or even a dove field. Currently there are four well-established food plots totaling more than 10 acres, all of which are plant-ready and prepared for the upcoming fall planting season.

Located along Little Duck Branch and Duck Branch Creek are more than 45 acres of mature hardwood bottomland. Abundant mast crops of acorns are produced throughout this area, attracting large numbers of wood ducks, deer, and turkey.

The surrounding landowners primarily consist of private owners who actively manage their properties for wildlife, timber production, and agricultural uses, further enhancing the area's recreational quality and rural setting.

This is an ideal medium-sized property offering a wide variety of recreational opportunities, whether as a weekend retreat for family and friends or as the site of a permanent personal residence.

PROPERTY FEATURES:

- Interior Roads
- Creek Frontage
- Established Food Plots
- Immediate Revenue Streams
- 10,000 Feet of County Paved Road Frontage

DIRECTIONS:

From the CVS in Hampton, head southwest and turn right onto Jackson Avenue West. Continue a short distance before turning right onto Hoover Street South. At the end of Hoover Street, turn left onto Elm Street West (US-278/US-601), then immediately continue left onto US-278 West toward Brunson and Augusta. Follow US-278 West for approximately 9.1 miles, then turn left onto US-321 South (Hampton Avenue South). Continue for 2.6 miles before turning right onto Pocotaligo Road. Travel approximately 4.3 miles, and the property will be located on your right.

CONTACT
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