

Twin Creeks
Little Rock, SC 29567

\$399,000
143.300± Acres
Dillon County



MORE INFO ONLINE:

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<https://www.mossoakproperties.com/oak-properties-rural-land-investments/>

Twin Creeks
Little Rock, SC / Dillon County

SUMMARY

City, State Zip

Little Rock, SC 29567

County

Dillon County

Type

Farms, Recreational Land, Residential Property

Latitude / Longitude

34.551685 / -79.47654

Dwelling Square Feet

800

Bedrooms / Bathrooms

2 / 2

Acreage

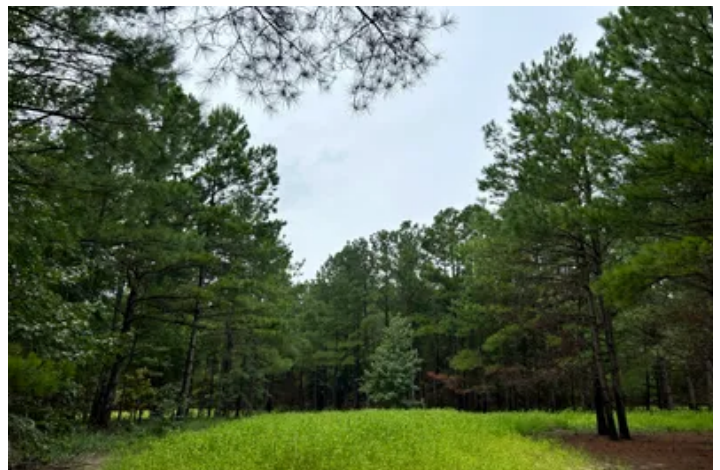
143.300

Price

\$399,000

Property Website

<https://www.mossyoakproperties.com/property/twin-creeks-dillon-south-carolina/60199/>



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PROPERTY DESCRIPTION

This 143.3-acre property in Dillon County, South Carolina, is a true sportsman's paradise, offering a perfect blend of natural beauty and outdoor adventure. It features a diverse landscape with distinct areas catering to various interests and activities.

Key Features:

- **Duck Impoundment:** The property includes a 7-acre duck impoundment, creating a prime natural duck habitat. This area is ideal for waterfowl hunting, attracting a variety of duck species throughout the seasons.
- **Agricultural Land and Game Fields:** Approximately 30 acres of the property are dedicated to agricultural use, providing a versatile space for farming or food plots to attract wildlife.
- **Hardwoods and Quail Woods:** The remainder of the property consists of lush hardwood forests and designated quail woods, making it an excellent environment for quail shooting and other upland bird hunting.
- **Surrounding Waterways:** Bordered on two sides by the scenic Sweat Swamp and Wash Branch, the property benefits from these natural water features, enhancing the habitat for waterfowl and other wildlife.
- **Wildlife Opportunities:** The property offers abundant opportunities for hunting various game species, including deer, ducks, quail, woodcock, doves, and small game. Its diverse ecosystems support a rich array of wildlife, making it a prime location for hunting and outdoor recreation.

Amenities:

- **Mobile Home Cabin:** A comfortable mobile home cabin provides a cozy retreat for hunters and guests, offering a convenient base for extended stays.
- **Insulated Shop and Equipment Storage:** The property includes an insulated shop, perfect for storing and maintaining equipment. There is also additional storage space for tools and machinery.
- **Full Set of Tools and Equipment:** The sale includes a complete set of tools necessary for property maintenance. This includes a tractor with implements, a mower, storage container, and ATVs, making it easy to manage and enjoy the land.

This unique property offers a rare combination of natural beauty, recreational opportunities, and practical amenities. Whether you're an avid hunter, nature enthusiast, or looking for a peaceful retreat, this property provides an exceptional experience in the heart of South Carolina's wildlife-rich landscape.

A portion of the property has a conservation easement restricting use of 83.3 acres of the property to recreational use.



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Locator Map



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Satellite Map



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Twin Creeks

Little Rock, SC / Dillon County

LISTING REPRESENTATIVE

For more information contact:



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NOTES

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MORE INFO ONLINE:

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NOTES

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Mossy Oak Properties Rural Land Investments

245 Stoneridge Drive

Columbia, SC 29210

(803) 722-1124

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