

INVESTMENT OPPORTUNITY

PROMISELAND TRACT CLARENDON COUNTY, SOUTH CAROLINA 273.09 ACRES TOTAL

LOCATION: The Promiseland Tract is located near Greeleyville and the Santee Cooper lakes. Only minutes away from Lake Marion/Wyboo and an easy drive from Charleston, Florence, Columbia, Georgetown, and the South Carolina beaches. Public access to Lake Marion and Lake Moultrie is less than a 15-minute drive (near Randolph's Landing).

DESCRIPTION: These two adjoining properties may be combined or purchased separately. The 15.69-acre home site is a unique rural southern estate with excellent hunting, fishing, farming, gardening, and equestrian or livestock opportunities. The magnificent 4-bedroom home is the perfect setting to enjoy friends and family in the country. An open floor plan on one level features 22' ceilings in the great room, a stone fireplace (propane gas), well-equipped kitchen, Mexican tile and sinks, and an office in the balcony. This home is built to weather any storm, low maintenance, with steel stud construction throughout, including roof, Hardie Plank siding, solid wood doors, heavy insulation, and 50-year shingles. A 250-gallon water tank and two Rinnai tankless water heaters are supplied by a deep 268-foot well. The home is handicap accessible.

The adjoining 257.40 acres is a beautiful farm/timberland tract with diversity for a premium wildlife habitat. Approx. 60 acres of row crop fields currently planted in corn are mingled with upland planted pine, mixed pine/hardwoods, and a Carolina bay for a super hunting retreat. The owner has cultivated this premium property with several game food plots and an excellent access road/trail system to all portions. Deer, turkey and dove are plentiful, and populations are encouraged by similar wildlife supporting adjoining tracts. This is a remote area that the wildlife love, and so will you. Merchantable timber will provide for immediate or future income.

The two properties combine to form a 273.09-acre premium hunting/recreation family retreat with magnificent country home. Shown by appointment only.

PROPERTY USE: This tract has excellent soils for farming and is a very nice country retreat for hunting deer, turkey and other wildlife.

ASKING PRICES:	Combined 273.09 acres	\$740,000
	15.69-acre home & home site	\$320,000
	257.40-acre farm/timberland	\$432,000

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