

# INVESTMENT OPPORTUNITY

1 SHARE SUMTER/LEE HUNTING & FISHING CLUB  
LEE COUNTY, SOUTH CAROLINA  
±500 ACRES

**LOCATION:** See attached map. This property is shown by appointment only. Call Curtis Spencer at 803-773-5461 (office) or 803-491-4832 (mobile) to schedule an appointment.

**DESCRIPTION:** One share or 1/20th undivided interest in a premier hunting and fishing club located on the beautiful Lynches River. The 500-acre hunting and fishing recreational property borders SC Registered Scenic River and has 25 heavy-duty steel deer stands located on open food plots, wooded food plots, wooded game trails, and at automatic feeder sites. This unique property is located in a rural area and has been maintained as a hunting and fishing club for over 20 years. The tract offers 1.8 miles of frontage on the Lynches River, three boat landings (one on the north, middle, and south ends of the property), and a 3-acre river fed pond with excellent fishing. There is also a 1.6-acre fish pond near the upper end of the property with an electric well and lighted dock. The fish pond is within walking distance from the clubhouse and is excellent for night fishing or other recreation. A 1360-square foot clubhouse with central heating and air and satellite TV comes complete with a fully equipped kitchen and a fully furnished gathering room and bunkhouse.

**PROPERTY USE:** This tract offers excellent opportunities for hunting, fishing and other recreational activities.

**ASKING PRICE:** \$54,000

**CONTACT:** Curtis Spencer

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