



RISING WATER

CLARENDON COUNTY, SC

90.34 ACRES

\$680,000.00 OR \$7,527/ACRE

PROPERTY DESCRIPTION

Rising Water features 90.34 acres of diverse landscape with two duck ponds, food plots, mature plantation cut pines, and more. This property is made up of two large Carolina Bays which have been transformed into duck ponds totaling 30 +/- acres. Located five miles as the crow flies from Packs Landing, this property is perfectly situated for duck hunting. With a large number of duck blinds, it can accommodate many guests for hunting. Rising Water boasts more than 40 +/- acres of mature pine plantation. There are multiple options for homesites that overlooks the property in its entirety. This property has been managed for many years for duck, deer, and turkey.

LOCATION: under 30 minutes from Sumter and Manning, an hour and a half from Charleston, and one hour from Columbia and Kingstree. The property offers over 2,000 feet of fenced in frontage on Bacon Hill Rd. There is a berm for privacy on the Elliot Road side of the property. The two gates are located on Elliot Rd and Bacon Hill Rd.



UPPER POND SPECS

+/- 8 ACRES TILLABLE

+/- 15 ACRES FLOODED TOTAL

TWO PONTOON BLINDS

DITCH SYSTEM ALLOWING OVERFLOW INTO LOWER POND

ONE 6" WELL WITH 10 HORSE PUMP

ONE 5 HORSE PUMP FOR RELEASE POND



LOWER POND SPECS

+/- 22 ACRES TILLABLE

+/- 28 ACRES FLOODED TOTAL

NUMEROUS DUCK BLINDS STRATEGICALLY PLACED

DITCH SYSTEM FROM UPPER POND FOR DRAINAGE

PUMP TO DRAIN WATER OUT OF PONDS

ONE 6" WELL WITH 10 HORSE PUMP



THIS PROPERTY HAS BEEN GROOMED AND MANAGED BY ITS OWNER FOR THE PAST 15 YEARS WITH PRESCRIBED BURNS, THINNING OF PINES, QUALITY MANAGEMENT PRACTICES, AND ANNUALLY PLANTED ROW CROPS.



PROPERTY FEATURES

NATURAL CAROLINA BAY

TWO BOX STANDS FOR DEER HUNTING

3 FOOD PLOTS

REFURBISHED SHIPPING CONTAINER WITH WATER + BATHROOM

COVERED AREA + CONCRETE PAD

ESTABLISHED DUCK PONDS

MATURE PLANTATION CUT PINES



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CONTACT INFORMATION



**COLDWELL BANKER
COMMERCIAL
CORNERSTONE**

Rising Water
Clarendon County, South Carolina, 90.34 AC +/-



- Blind
- Well
- Gate
- Shed / Shack
- Fence
- Direction
- Transmitter Line
- Pipeline
- Road / Trail
- Primary Road
- Collingwood Tract
- Pocotaligo River Tract
- Boundary 1
- Boundary 1
- Food Plot 1
- Boundary 1
- Boundary
- Boundary 1

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The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

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