

# FOR SALE

## COMBAHEE RIVER PRESERVE

Hampton County

1,382 Acres

\$3,950,000



**CROSBY**  
LAND COMPANY  
REAL ESTATE BROKERAGE & SERVICES



Combahee River Preserve, located in the ACE Basin of the South Carolina Low Country, is the model for high-end recreational properties. This 1382+/- acres offers outdoor enthusiasts pursuits of every type of winged fowl, large population of deer and turkey, fresh water fishing and kayaking along the Combahee River. Located in Hampton County, just North of Yemassee, this is a diverse landscape consisting of mixed pine-hardwood forest of varying ages, 42 acres of fields/wildlife food plots, a 30-acre lake, 35 acres of controlled waterfowl impoundments and over 1.5 miles of river frontage along the Combahee River. As you enter the property through a well-appointed gated entrance, the oak lined avenue leads towards a prominent bluff overlooking the 30-acre main lake. The amenities include a 2000+sq ft. lodge with 3 bedrooms, 2 full baths and an open floor plan to accommodate large crowds for entertaining. In addition to the lodge, there is over 5000+sq ft. of covered space for maintenance and equipment storage. Serviced by three large wells, there is an ample supply of water for irrigation, improvements and to supplement the various ponds, if necessary. In addition, the aesthetics were carefully considered so there are no overhead lines as all electrical services are located underground. This high-end sporting property offers pursuits of waterfowl on the flooded impoundments, abundant deer and turkey populations, a trophy bass lake having produced bass in the 10-12lb range consistently, and upland pine forest suitable for quail hunting habitat. The upland regions are unique for the area with a rolling topography, giving way to mature, flat hardwood bottomland as you approach the river basin. The black water of the Combahee River offers scenic views for kayaking and exciting opportunities for fresh water fishing in a picturesque setting. Combahee River Preserve is a diverse property, conveniently located between Savannah, GA and Charleston, SC, that offers every outdoor enthusiast sporting opportunities in a well-preserved natural setting.

### DIRECTIONS

From the town of Yemassee, SC take Old Salkehatchie Hwy and in 1.5 miles you will cross over I-95. Continue traveling on Old Salk. Hwy for 3.5 miles and gated entrance is on the right.



### CONTACT

**TODD CROSBY, BROKER-IN-CHARGE**

ToddCrosby@CrosbyLandCo.com

O | 843.782.5700 - M | 843.909.0159

www.CrosbyLandCo.com



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