

**Offered by
Morrison Forestry & Real Estate, Inc.**



**Deer Pond
+/- 48.33 Acres
Located in Hampton County, South Carolina**

Property Details

Tract: Deer Pond

Acreage: +/- 48.33 acres

Tax ID: Hampton County Tax Parcel # 048-00-00-020
Hampton County Tax Parcel # 048-00-00-034
Hampton County Tax Parcel # 048-00-00-037

Location: The property is located in Hampton County, SC. The property is situated just north of Estill, SC, and is located +/- 60 miles north of Savannah, GA, and +/- 70 miles southeast of Augusta, GA. The property address is 1325 Columbia Hwy N, Estill SC 29918.

Access: This tract is accessed via a deeded access easement off of US Hwy 321. This tract contains extensive interior graded dirt roads.

Zoning: Rural Residential / Agriculture

Utilities: Electricity is provided for all residential, equestrian, and hunting improvements via three phase power lines off of US Hwy 321.

Improvements: This property includes many improvements, to include residential, equestrian, hunting, and fishing categories. A more detailed list of each is provided in this package.

Furniture: This property is currently offered as a fully furnished listing. All furnishings and fixtures are included with this property, except for a few select items. A list of included and excluded furnishings will be provided on request.

Land: This property is currently being managed for residential, equestrian, hunting, and fishing uses. The property contains a variety of hunting areas and a fish pond. Maps and other data relative to the property's land will be provided on request.

Uses: Residential, Equestrian, Hunting, and Fishing

Price: \$795,000

Main House Summary

- » One-story dwelling contains 1,900 square feet heated area
- » Wood exterior
- » 2-Year-Old Roof
- » Well and septic tank system
- » 4.0 Ton AC/Heat Pump Unit – only one year old
- » This house includes wood floors with high ceilings, two bedrooms, two full bathrooms, a great room with a fireplace, a kitchen, an office, a wet bar, a laundry closet, a spacious walk-in closet, and large back porch
 - Great Room includes wood floors, high cathedral ceilings with large wood beams, brick fireplace, and wet bar
 - Kitchen includes wood floors, island, stove/oven, microwave, refrigerator, dishwasher
 - Office includes carpet floors
 - Master Bedroom includes wood floors and large walk-in closet with floor to ceiling shelving and ample storage space
 - Master Bathroom includes wood floors
 - Second Bedroom contains carpet floors
 - Second Bathroom contains tile floors
 - Laundry closet contains washer and dryer
 - Large back porch overlooks the cypress pond
 - Fenced back yard with brick walkway and kettle fire pit overlooks the cypress pond

Bunk House Summary

- » One-story dwelling contains 324 square feet heated area
- » Located directly adjacent to the main house
- » The bunk house includes wood floors, two bedrooms, and one full bathroom
- » Both bedrooms contain lofts overhead

Guest Cabin Summary

- » One-story dwelling contains 960 square feet heated area
- » Wood exterior
- » The guest cabin includes wood floors with high ceilings, one bedroom, one full bathroom, an open great room with a fireplace and kitchen, laundry room, and a mud room
 - Great Room includes wood floors, high cathedral ceilings with wood beams, brick fireplace, and kitchen
 - Kitchen includes wood floors, island, stove/oven, microwave, refrigerator
 - Bedroom includes wood floors
 - Bathroom includes tile floors
 - Laundry room includes washer/dryer and also serves as a walk-in closet
 - Mud room is located immediately inside the main entrance

Equestrian Improvements

- » Enclosed barn and shop cover 60 x 60 feet for 3,600 total square feet
- » Barn large center room includes four indoor horse stalls
- » Barn side room #1 is set up with an indoor deer skinning and processing area, with an exterior roll-up garage door
- » Barn side room #2 currently serves as an office and storage area
- » Outdoor equestrian arena adjacent to barn encloses +/- 0.75 acres, and also includes an arena round pen

Hunting and Fishing Amenities

- » 3 Wildlife Food Plots
- » 3 Deer Stands – 3 Banks Sled Blinds
- » 4 Deer Feeders – 4 South Texas Wildlife Supply Spin Feeders
- » Primary wild game species include Whitetail Deer and Eastern Wild Turkey
- » Cypress Fish Pond (+/- 4.75 total acres) with two wooden docks
- » Separate well dedicated to the fish pond
- » 2 Fish Feeders – 2 Texas Hunter Directional Feeders
- » Primary fish species include Bluegill, Catfish, Carp, and Largemouth Bass



Offered at \$ 795,000

Shown By Appointment

Contact Morrison Forestry & Real Estate, Inc.

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H. Stroh Morrison IV is a licensed South Carolina Real Estate Broker (#74814).

Notes: All information provided in this prospectus is considered correct. However, no warranty of the accuracy of this information is given or implied. All acreage figures are “more or less.” This offer to sell is subject to change or withdrawal without notice.









