

# Nicka Nucka Tract

104.6 (+/-) Tax Acres

Hampton County, South Carolina

Offered at \$895,000 (\$8,556/acre)

## For Showings

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## Notes:

1. This property is jointly listed with Brown Land & Plantation Advisors.
2. This offering is subject to change or withdrawal without notice.



## Nicka Nucka Property Highlights

- Four individual waterfowl impoundments totaling 35 (+/-) acres, formerly used for commercial catfish production
- Newly renovated hunting lodge featuring 3 bedrooms and 1 ½ bathrooms, full kitchen and living space
- 13 (+/-) acre fenced dove field
- 9 (+/-) acre stocked fishing pond
- Three phase power
- Quality dikes, roads, ditches, water control structures and wells
- Pole barn for keeping your equipment out of the elements and storage container that provides additional lockable storage
- Game rich area known for solid turkey and deer populations
- 643 (+/-) feet of road frontage along John Penn Rd
- No conservation easements in place
- Less than 50 miles from downtown Beaufort and Bluffton, SC and downtown Savannah, GA

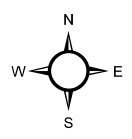
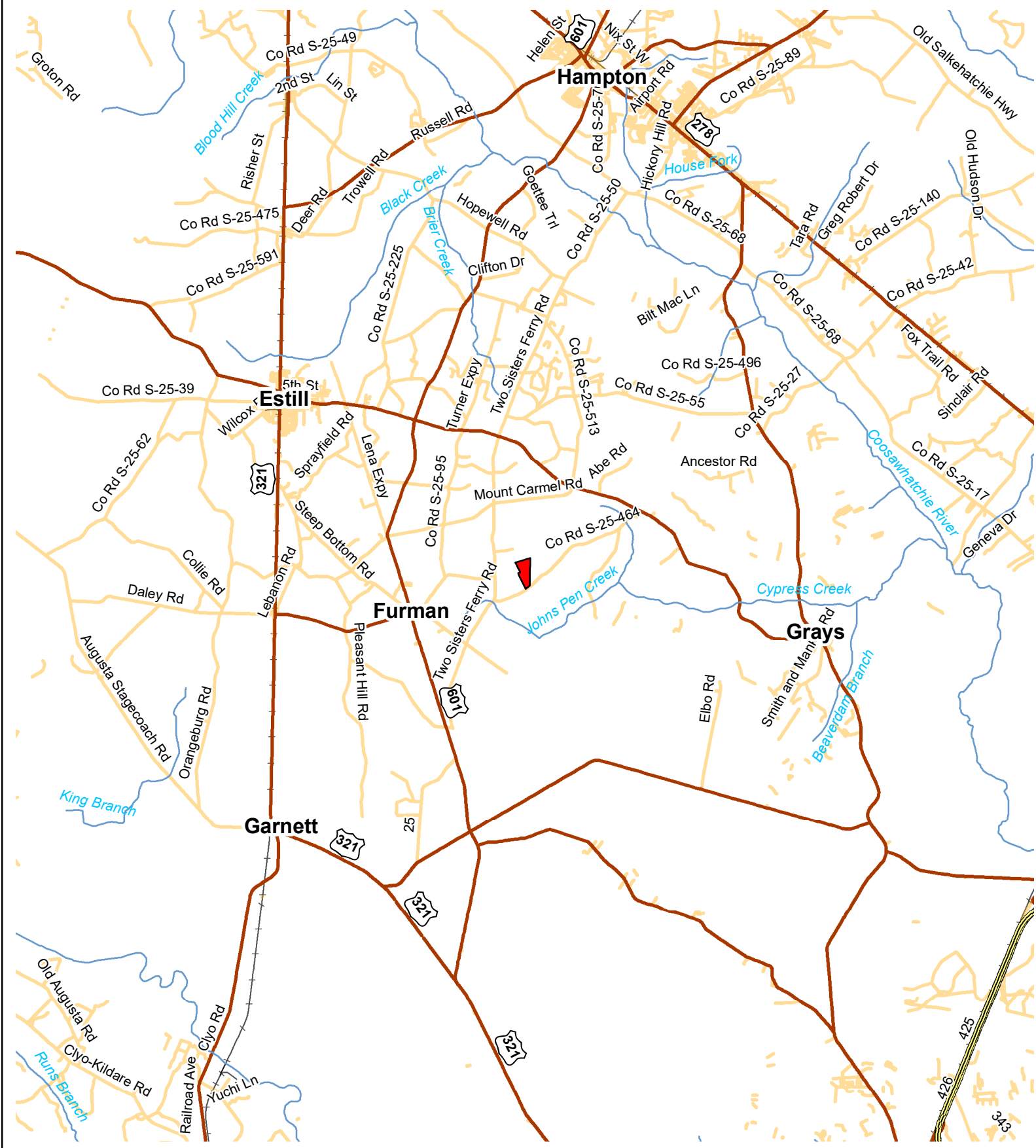


Exhibit A



Location Map  
 Nicka Nucka  
 104.1 +/- GIS Acres  
 104.6 +/- Tax Acres  
 Hampton County, SC  
 Date: 12/18/2023  
 2023 Aerial Photography

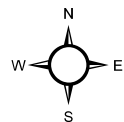
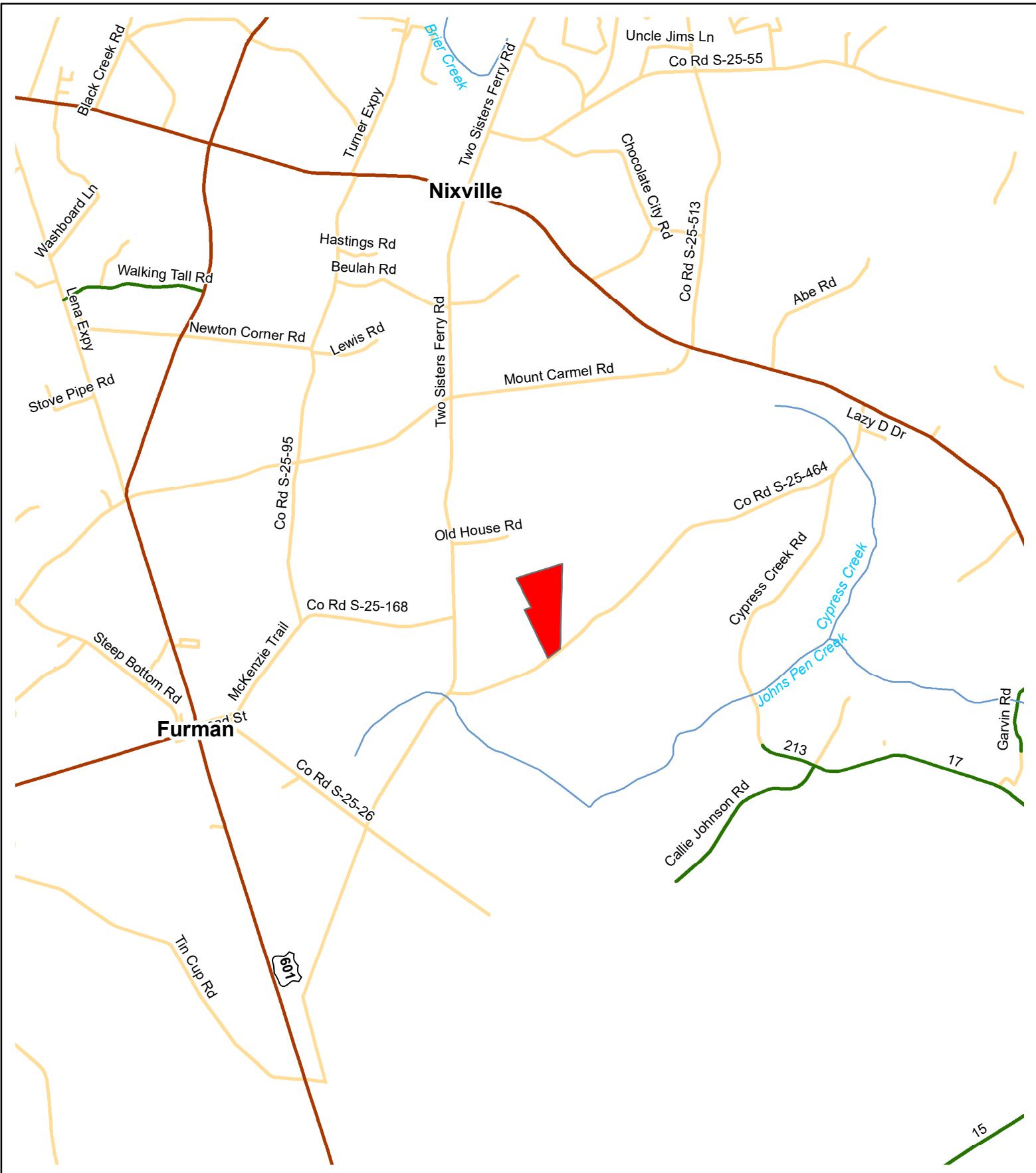


Exhibit A



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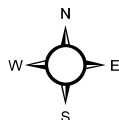
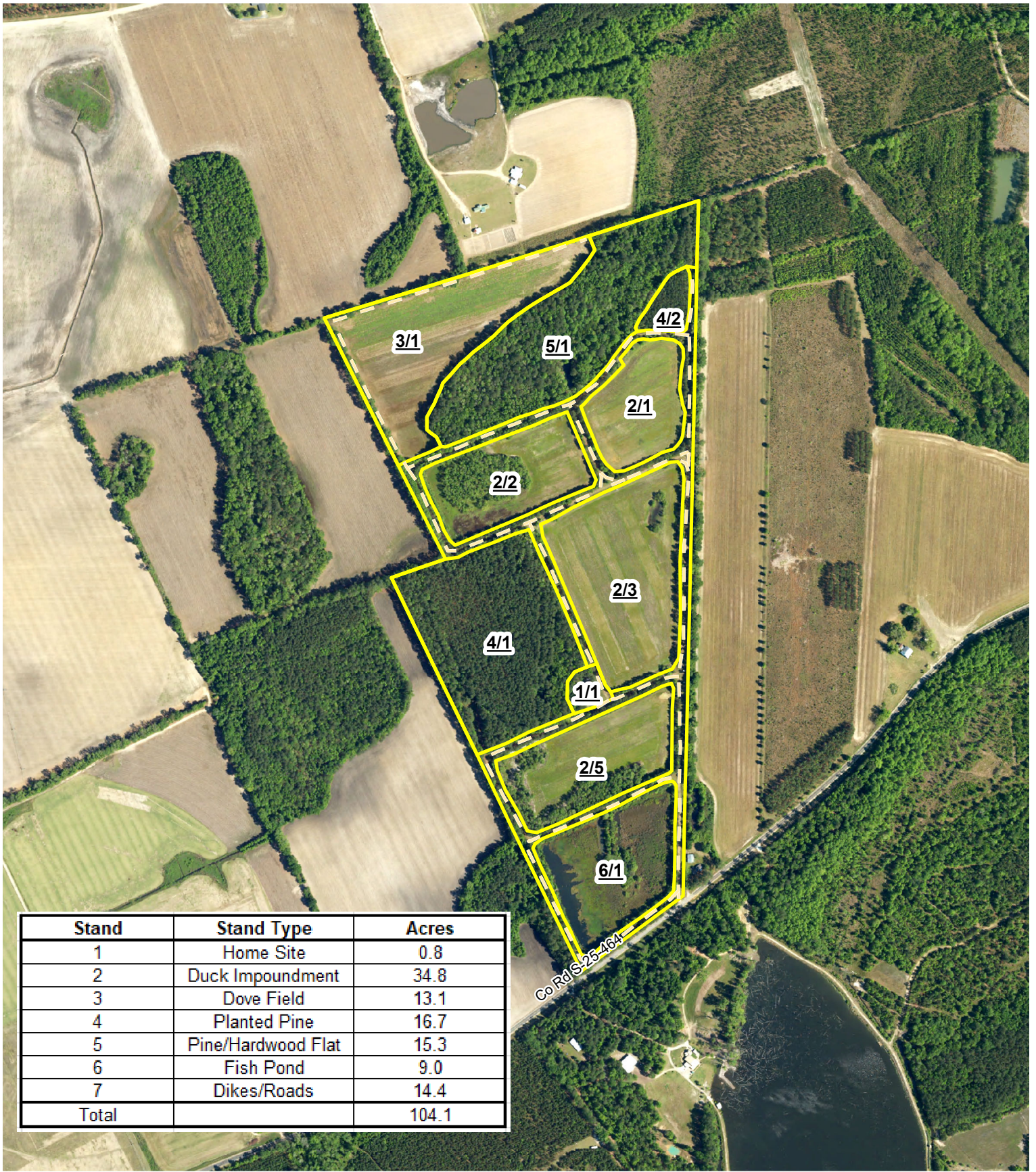


Exhibit A



Stand Map  
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