

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