

## Turkey Creek Property Highlights

- 472.8 (+/-) acres in Hampton County, SC near the community of Shirley
- Two story, 3 bedroom, 2 bathroom log cabin with large porches and fireplace
- Three bay enclosed storage barn ideal for small equipment and off-road vehicles
- Deer skinning shed complete with walk-in cooler and freezer
- 0.7 (+/-) acre fishing pond
- Pole barn
- Gated entrance on Crab Orchard Road
- High quality road system throughout
- 15 (+/-) acres of planted food plots with deer stands in place
- Flood-able green-tree excellent for waterfowl
- Towering hardwood and pine timber
- Excellent wildlife habitat
- Surrounded by like-minded neighbors
- Nearby plantations include Woodside, Crab Orchard, the Calhoun Tract, Woodstock, Bostick, Groton, Gravel Hill, and others
- Protected by a conservation easement with The Nature Conservancy  
Conservation easement note: Within the 12.7 (+/-) acre building envelope, additional structures can be erected, including a new primary dwelling and related outbuildings. A copy of the conservation easement is available upon request.
- 49 +/- miles to Savannah, GA
- 47 +/- miles to Bluffton, SC
- 35 +/- miles to Yemassee, SC (I-95's Exit 38)