

Blackwater

206 (+/-) acres

Clarendon County, SC

Offered at \$4,250,000

Shown by appointment only

For Showings

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Notes:

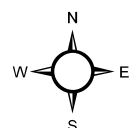
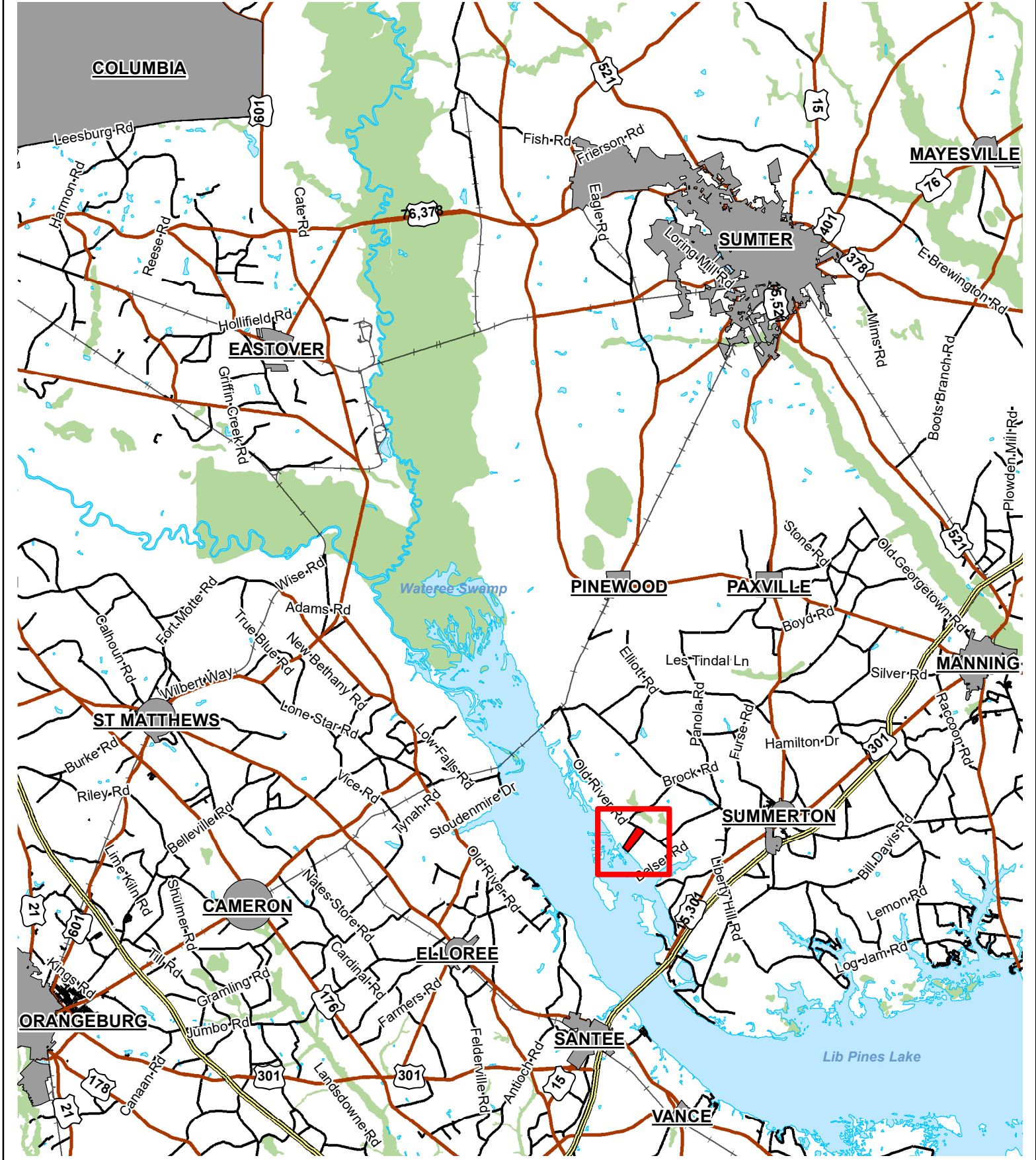
1. This offering is subject to change or withdrawal without notice.
2. This property is jointly listed with Brown Land and Plantation Advisors

Note to Brokers: To be eligible for any commission offered by the Seller when purchasing a property listed by Wise Batten, Inc., a cooperating broker must be identified at the time of initial contact and must be present at the initial showing. If these conditions are not met, any cooperating broker compensation will be at the sole discretion of Wise Batten, Inc. Buyers are free to engage and compensate their own brokers independently.



Blackwater Property Highlights

- 206.24 (+/-) acre walk-in-ready waterfowl hunting property located in Summerton, SC along famed Old River Road
- New wooden fencing along Old River Road, and hog fencing around the entire property to keep unwanted predators at bay
- 110 (+/-) acres of high-quality, generously improved waterfowl impoundments
- 3 new duck blinds
- 2 new center pivot irrigation systems in the impoundments
- 2.5 (+/-) acre fishing pond
- New concrete wash pad, washroom, and mud room
- 20 (+/-) acre dove field
- 9,000 (+/-) square foot fully furnished lodge with large central fireplace, commercial kitchen, and loft
- New outdoor lighting
- 150' x 55' furnished, motel style lodging with 14 individual bedrooms and bathrooms
- Fully landscaped with quality hard spaces and walking paths for entertaining
- Covered and lighted 5 stand shooting facility
- 120' x 50' tractor shed and storage facility
- 60' x 40' pavilion perfect for hosting weddings or events
- Covered outdoor cooking station with cypress bar top, granite countertops, and seating areas
- Nearby famed waterfowl hunting properties include Hickory Top, Oak Bay, Quack Hollow, Featherhorn, Black Dog, SCWA, Two Ponds, and several others
- **No conservation easements on Blackwater**, providing you with maximum flexibility for land use, and presenting a potential future opportunity to protect this ideal hunters retreat
- 7 (+/-) miles from Packs Landing for quick access to Lake Marion
- 17 (+/-) miles to Manning, SC
- 28 (+/-) miles to Sumter, SC
- 58 (+/-) miles to Columbia, SC
- 80 (+/-) miles to Charleston, SC

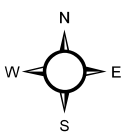
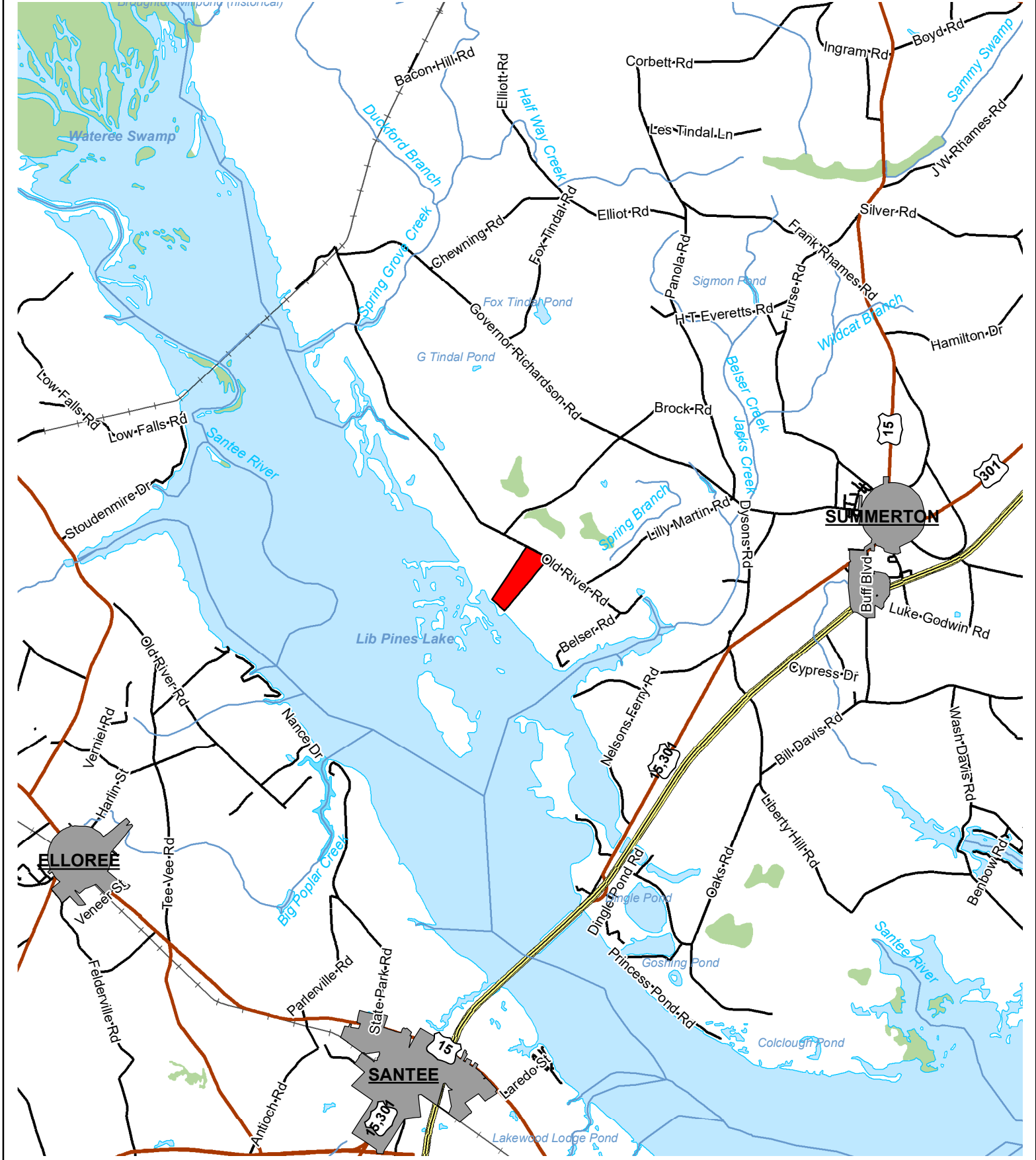


Legend

	Municipal Area
	Blackwater Plantation



Location Map
Blackwater Plantation
213.5 +/- GIS Acres
206.2 +/- Tax Acres
Clarendon County, SC
Date: 7/8/2026



Legend

- Municipal Area
- Blackwater Plantation



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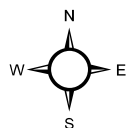
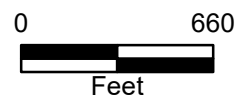
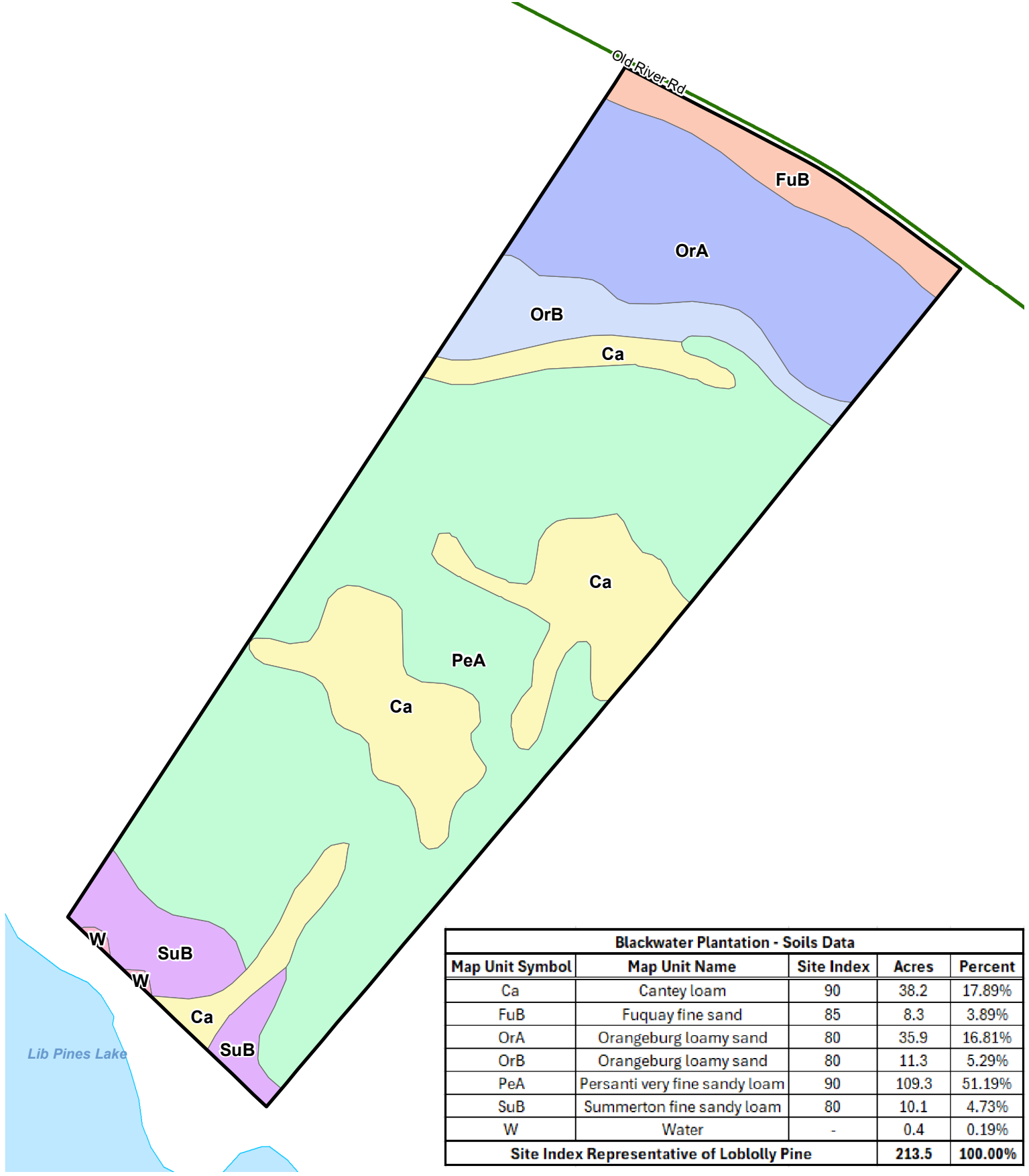


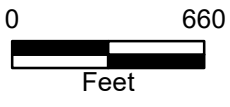
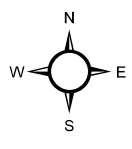
Exhibit A



Boundary Map
Blackwater Plantation
213.5 +/- GIS Acres
206.2 +/- Tax Acres
Clarendon County, SC
Date: 7/8/2026
2025 Aerial Imagery



Blackwater Plantation - Soils Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
Ca	Cantey loam	90	38.2	17.89%
FuB	Fuquay fine sand	85	8.3	3.89%
OrA	Orangeburg loamy sand	80	35.9	16.81%
OrB	Orangeburg loamy sand	80	11.3	5.29%
PeA	Persanti very fine sandy loam	90	109.3	51.19%
SuB	Summerton fine sandy loam	80	10.1	4.73%
W	Water	-	0.4	0.19%
Site Index Representative of Loblolly Pine			213.5	100.00%



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