

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