



Clarendon County, SC  
378.8 Acres  
\$ 1,250,000

### Enjoy Your Time on the First Day

Rural Land Investment is pleased to offer the Six Mile Creek Tract, a premier turn-key recreational property in Clarendon County.

The Six Mile Creek Tract is 378 acres in size, with a diversity of habitat features offering an array of recreational opportunities to occupy the outdoor enthusiast all year. Young Longleaf Pine plantations and open upland oaks have ideal grasses and escape cover for wild quail. As the Spring approaches, you'll catch gobblers putting on a show in the open fields and roosting in tall pines and oaks. Located within one of the best deer hunting regions of South Carolina, the property provides deer and hunters a variety of cover types and hunting vistas. Young Longleaf Pine plantations, open fields and hardwood drains supply deer and turkey with every habitat need while rewarding those that attempt the pursuit.

Offering a beautiful 15 acre+/- pond stocked with bream, bass and automatic fish feeders supplementing feeding as needed. Due to the proximity to the Santee Cooper lakes, various species of waterfowl frequent the site, as well as 2 beaver ponds, providing additional waterfowl hunting opportunities. A 5-acre fallow field is ideally situated to create a waterfowl impoundment next to the pond providing additional opportunities for waterfowl enhancement.

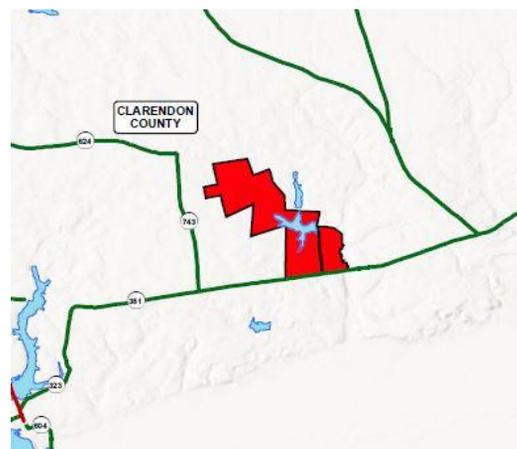
### A Medley of Underlying Hardwood

A nice diversity of hardwood bottomlands, adjacent to established longleaf pine stands, provides outstanding habitat for deer and turkey. Food plots are strategically located throughout the property, each with a deer feeder providing supportive food. The property has several established long leaf pine plantations- offering long term income potential- are interspersed throughout the property. Prescribed burning these stands provides excellent habitat for many species, including bobwhite quail and a second fallow field provides an excellent opportunity to establish a dove field, as well as a put and take quail area.

Several essential pieces of equipment come with the property including a bulldozer, trachoe, and 2 tractors.

### Essentials for a Cabin Retreat

A beautiful cabin or homesite, with available power on site, overlooks the pond. A nice equipment shed, with an enclosed storage area, is also on site. The property is located 13 miles to Manning and under 20 minutes to Greeleyville.



For More Information or to schedule a private visit, please contact Billy McTeer at 803.309.2447 or Hale McCullough at 843.860.9180  
[www.rurallandinvestment.com](http://www.rurallandinvestment.com)