

# The Bluffs at Lake Marion

Calhoun County, South Carolina

20.36 Fee Simple acres plus

0.84 acres Marginal Lease

\$1,400,000

**Description:** With big sky and wide water views, this impressive waterfront property is ready for development, a cluster of exclusive homes, or the ultimate "High Bluff" single home. Located on Lake Marion adjacent to High Hills Subdivision and Stumphole Landing, the property features a private entrance fronting on Pintail Lane (S-9-310). If development is your goal, all necessary permits have been secured and a development map completed. The Bluffs at Lake Marion is ready for construction to begin. A Homeowners' Association Common Area and private dock site are included in this complete development package. There are a total of 16 spacious lots, 4 of which are on a high bluff overlooking scenic Lake Marion. Most of the remaining lots have water views. Tax Map Nos. 219-00-02-95 & 97, 230-00-01-038, 040 & 041.

**Recreational Opportunities:** Lake Marion and its adjoining Santee Cooper Country are known for world class fishing, hunting, golf, and water sports. Many also enjoy local horse riding, hiking and biking activities.

All information is assumed to be accurate and substantially correct but no assumptions of liability are intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information contained in this prospectus. Seller does not guarantee any timber volume, values, acreages (total, woodland/cropland, stand or otherwise), tree ages or the condition and/or function of any improvements, including but not limited to any buildings, machinery, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.



## Directions:

Located 9.7 miles west of Santee, approx. 18 miles from St. Matthews & Orangeburg, 45 miles from Columbia, & 70 miles from Charleston. From Santee (Jct. of I-95 & SC Hwy. 6), proceed west on SC 6 one mile. Turn right on Orangeburg Co. 105 (road to Santee State Park). Stay on Rd. 105 for 4.6 miles. Turn right on Rd. # 563 & go 0.7 miles to Rd. # 203. Turn left on Rd. # 203 & go 1.9 miles to Calhoun Co. # 204. Turn right on Rd. # 204 & go 1.1 miles to Pintail Lane (Rd. # 310). Turn left on Pintail. Entrance to the property is 0.4 miles ahead.

*For more information about this listing, please contact:*

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