

**CURTIS M. SPENCER**  
PH: (803) 773-5461  
Email: curtis.spencer@amforem.biz

#### Property Amenities:

- 500 Acre Hunting & Fishing recreational property bordering South Carolina Registered Scenic River. Property has 25 heavy duty steel deer stands located on open food plots, wooded food plots, wooded game trials and at automatic feeder sites.
- This unique property is located in a rural area and has been maintained as a hunting and fishing club for over 20 years. Due to its proximity to local farming land the club has been successful in obtaining and nurturing relations with the local farming community. This has developed into additional hunting leases on large areas of land of which currently have over 40 additional deer hunting stands. If desired, this relationship is likely to be obtained by the new property owners opening up very desirable hunting sites over large areas of crops and in wooded areas.
- 1.8 miles of frontage on the Lynches River
- Three boat landings (one on the North, middle and South end of property)
- One 3 acre river fed pond with excellent fishing.
- One 1.6 acre fish pond near upper end of property and walking distance from clubhouse with electric well and lighted dock. Excellent for night fishing or other recreation.
- One rearing pond near entrance of property. Previously used for rearing catfish.
- 28 acre wildlife pond which has developed into a great secluded waterfowl hunting and observation area.
- 17 acre marsh area approximately one hundred yards north of the clubhouse.
- Existing ditch system which maintains dry grounds during extreme rainy seasons.
- 21,000 feet of fire breaks delineating property lines and providing burn barriers.
- 31 acres of maintained agricultural fields strategically located to maximize wildlife enhancement.
- Four small acreage (3-4 acres each) food plot sites.
- Property is currently enrolled in five US government (CRP/WHIP) programs yielding \$3000.00 to \$5000.00 yearly income.
- Over 400 saw tooth oaks in various stages ranging from 3-10 years in age and many bearing acorns. Excellent food source for deer and turkeys as well as small game.
- 200 plus acres of loblolly pine forest. Includes over 50 acres of mature timber.
- 1360 square foot clubhouse with central heating and air and satellite TV. Facility comes complete with fully equipped kitchen and fully furnished gathering room and bunkhouse. 320 square foot front porch and 320 square foot rear porch with ceiling fans and rocking chairs great for use during evening or morning with choice of sun or shade. Includes 2 bathrooms, a shower, 300 sqft 7 bed sleeping quarter with separate heat pump, 100 sqft utility room stocked with electrical/plumbing supplies and yard tools) and large gas grill. Served by municipal water and auxiliary well water. Yard area entrance is lined with Saw tooth oaks, butter cup oaks and Leland cypress which are supplemented by an automatic irrigation system.

- 17 HP riding lawn mower
- 1984 Ford 4600 54 HP Tractor in good condition.
- 2005 Case International JX55 58 HP Tractor in new condition.
- 5ft Woods Heavy Duty Bush Hog
- 8ft Linebach Disk Harrow.
- 8ft Linebach Drag Harrow.
- 55gallon Boomless Sprayer
- 25gallon ATV Boomless Sprayer.
- Fire starting and control equipment for burn control.
- Five 18x20 Boat Sheds with accessible water and power.
- 20x60 Tractor and implement shed with accessible water and power.
- Fish Cleaning shed with accessible water and power.
- Twin dog pens with accessible water and power.
- Shooting Range with covered shooting bench and 25/50/100 yard demarcation points with earthen backstops.
- Approximately 75 heavy duty steel deer stands (25on the sale site).