

ALTERNATIVE INVESTMENT OPPORTUNITY

SPARKLEBERRY FARMS TRACT SUMTER COUNTY, SOUTH CAROLINA ±245.67 ACRES

LOCATION: The Sparkleberry Farms Tract is located in southern Sumter County, just west of the Clarendon County line near Rimini. This is a high bluff property on the headwaters of Lake Marion and overlooking the Sparkleberry/Wateree River Swamp. It is only minutes from I-95 and approximately 1 hour from I-26, I-77, and I-20. The tract is an easy drive from Charleston, Columbia, Florence, Charlotte, and only 1 hour from the SC coast. 2880 Sparkleberry Landing Road (See attached location map.)

DESCRIPTION: This tract is a unique rural property situated above a vast hardwood swamp. This area of the state is truly famous for the best duck hunting and freshwater fishing in the South. The tract adjoins Sparkleberry Swamp/Landing, the Palmetto Trail, and Manchester State Forest. It is a perfect retreat for family, friends, and business entertainment and also offers conservation opportunities. Tax Map No. 110-00-01-013.

PROPERTY USES:

HUNTING: This is a premium habitat for ducks, deer, wild hogs, turkey, and doves. There are three floodable fields/impoundments that provide for excellent duck habitat. Seasonal flooding is supplemented by two 6" wells. A diverse mixture of uplands, fields, timberland, ponds, and hardwood areas provide for premium waterfowl and wild game habitat.

FISHING & RECREATION: Two beautiful deepwater, stocked, private ponds set the stage for a peaceful expedition to catch trophy freshwater large mouth bass. The property adjoins Sparkleberry Landing, a public Santee Cooper facility, where you have access to over 100,000 acres of freshwater swamps and lakes that provide world-renowned fishing for bass, crappie, bream, catfish, and stripped bass (rockfish). This property is also the perfect setting for hiking, kayaking, and four-wheeling adventures.

EQUESTRIAN: For the horse lover, this farm is well suited for future construction of stables and a training facility, with upland fields and access to 40 miles of horseback riding trails on Manchester State Forest.

INVESTMENT: Imagination easily yields many opportunities including campground, recreational development uses, subdivision potential, children's camp, and church or business conference/retreat/training center. There are many locations around the ponds for several homes or retreat facilities to be constructed to your requirements.

ASKING PRICE: \$1,472,000

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