



# Private Island, Broad River

**154+/- Acres**

**Shelton Community, Blair, SC**

**\$1,850,000 (\$12,012/Acre)**

2 private islands sportsmen can enjoy for a combined 154 acres of privacy in a one-of-a-kind atmosphere. Big Shelton Island is 140 acres, Little Shelton Island is 14 acres. The island is rich with deer, turkey and hogs while the water is bountiful with fish and ducks.

Explore the 3 ½ miles of shoreline while canoeing and kayaking around the rocks and shoals. An elevated 1000 sqft - 2B/1Ba cabin offers shelter and living area and is perfect for hunting trips or weekend getaways. Preliminary engineering studies for a conservation easement and shoreline mitigation plan have already been performed and the Seller may consider selling the entire property with the mitigation credits or each individually. For those who love the outdoors or simply just want to get away, Shelton Island offers all of that and more.

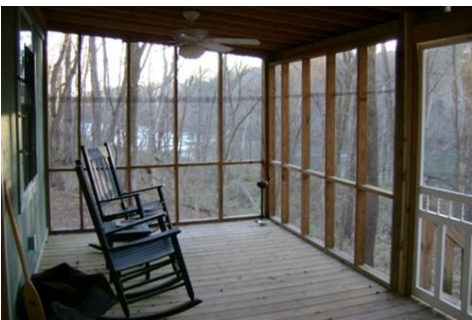
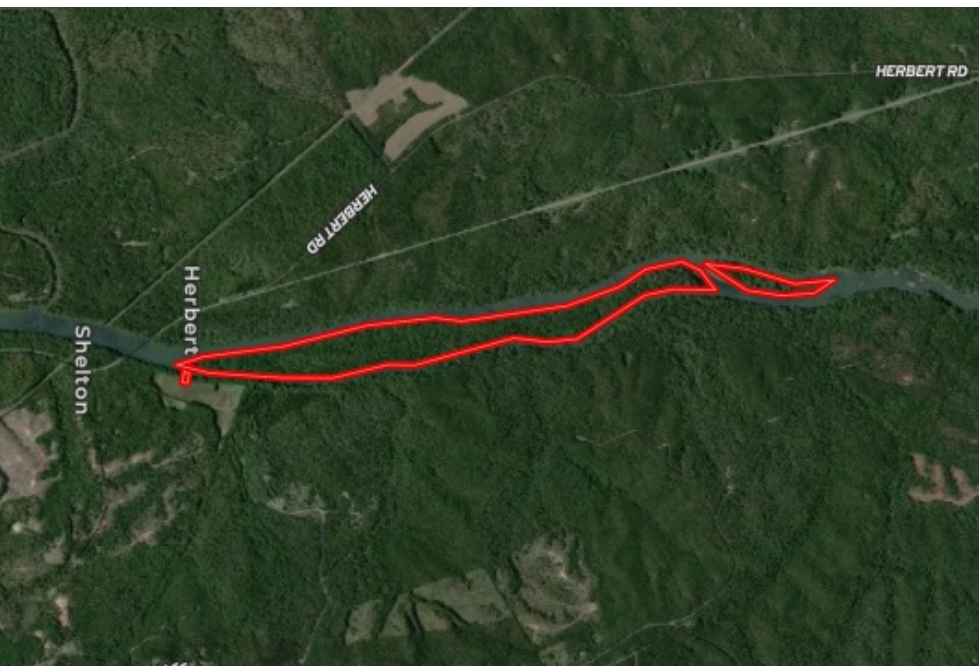
*Total Potential Wetland Credit Generation: 37.58*

*Total Potential Stream Credit Generation: 22,981*

**Fairfield County TM# 028-00-00-004**

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