

# PERMANENT RESIDENCE/WATERFRONT RETREAT

## HALFWAY SWAMP LLC TRACT CALHOUN COUNTY, SOUTH CAROLINA 220 ACRES

**LOCATION:** The Halfway Swamp LLC Tract lies in the east central part of Calhoun County very near the Santee River and the headwaters of Lake Marion. From St. Matthews, go approximately 2 miles north on US 601, and in the bend of the curve, turn right on Calhoun County Road 11. Go 2.9 miles and bear right on Calhoun County Road 72. Go 0.9 miles and at the intersection of Road 72 and 73, one entrance will be on the right paralleling a horse pasture. Continue down Road 72 for approximately 0.5 miles, and the second entrance will be on the right immediately past the horse farm.

**DESCRIPTION:** Located in the rolling hills of Calhoun County, this property is ideally situated for a permanent residence or weekend retreat. The property has a  $\pm 2,000$ -sq. ft. ranch style home that has three bedrooms and two baths and overlooks a four-acre pond. The property has been well maintained and has numerous food plots, a dove field, quail woods, and a beautiful hardwood bottom, which all combine to provide perfect wildlife habitat for the hunting enthusiast. The property currently also has additional income from pine straw raking and crop subsidies. Also included on the property is a two-bay utility barn for a workshop or storage as well as an open tractor shed. This is a very unique property that contains all the amenities for the outdoor enthusiast.

**PROPERTY USE:** This tract offers opportunities for a permanent residence or weekend retreat and recreation.

**ASKING PRICE:** \$860,000

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