



Berkeley County | 232 Acres
\$ 1,450,000

Crawfish Farm Tract

Potential Waterfowl Destination

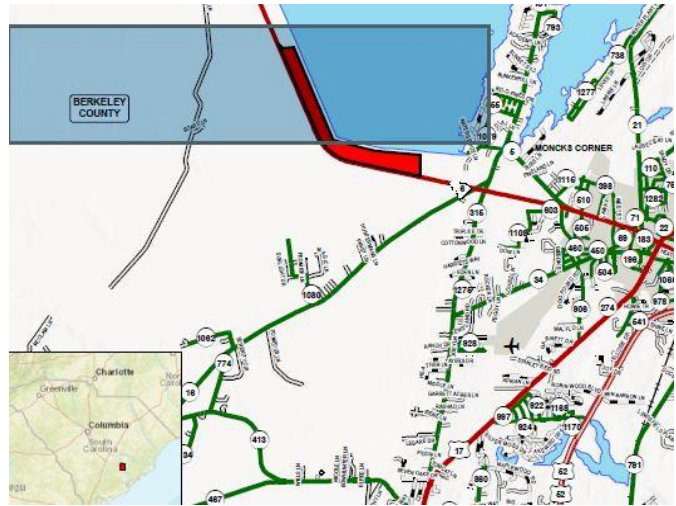
The Crawfish Farm property offers a unique mixture of impoundments and ponds adjacent to Lake Moultrie, right outside of Moncks Corner. This property has the history and the potential of a premier waterfowl destination in our state. There are 5 impoundments ranging in size from 22 to 45 acres and total 165 floodable and tillable acres. The dikes are all in great shape and contribute to great access as well as water retention. Over 6 miles of roads and dikes allow you to access every corner of the property. The impoundments are flooded by 4 different "intake areas" from pipes that feed out of Lake Moultrie. The seller has had a lease agreement with Santee Cooper in order to pump the water in, from the lake. Santee Cooper has granted an assignment on the lease agreement to one future owner. The lease agreement provides a more cost-effective alternative to flooding the impoundments by well & pump. At the end of duck season, multiple trunks on each impoundment efficiently drain the water off. Other features of the Crawfish Farms include a 4" 150' well, and a 34' x 40' metal building surrounded by two 8'x40' shipping containers.

Devoted to Ducks, But Very Well Rounded

Not long after duck hunting season has passed, you'll enjoy a spring & summer fishing 3 ponds fully stocked with crappie, bass, and bream. Additionally, one of the impoundments has previously been utilized as a dove field with great success. The Crawfish Farm offers a great launch to all the public recreational uses of Lake Moultrie but excels at keeping private wing shooting and fishing opportunities as spoils for its owner.

From Office to an Afternoon Hunt in Minutes

This tract is very conveniently located on Highway 6, two miles west of Moncks Corner. At the Crawfish Farm property, you can hunt on a weekday morning and be at your office in Summerville in 20 minutes, Mount Pleasant in 45 minutes, and Columbia in an hour and a half. The property is accessed by two gates on Highway 6.



For More Information or to
 schedule a private visit, please
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