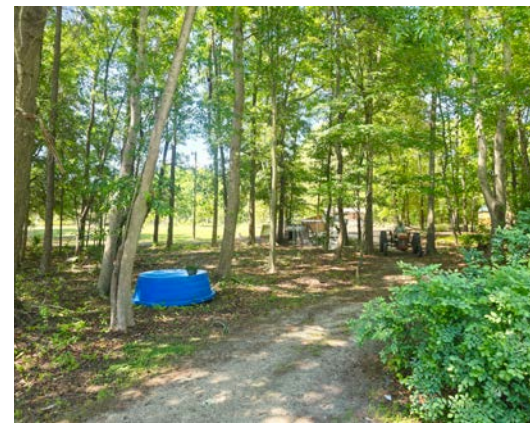


# STUMPHOLE LANDING RETREAT CALHOUN COUNTY, SC

3.64 +/- ACRES

\$525,000



## PROPERTY DESCRIPTION

Discover the perfect blend of lake living, space, and versatility with this unique 3-parcel property package located in an established lake community near beautiful Lake Marion. Whether you're looking for a full-time residence, weekend getaway, investment opportunity, or multi-family retreat, this property offers endless possibilities.

The main parcel features a well-maintained, fully furnished 3-bedroom, 2-bath mobile home that is truly move-in ready. Enjoy relaxing evenings on the screened-in back porch overlooking the peaceful surroundings. The property also includes a large enclosed and insulated pole barn complete with a spacious lean-to for additional covered storage. Inside the pole barn, you'll find a fully operational kitchen and entertainment area, making it the perfect setup for gatherings, cookouts, game nights, or hosting family and friends. Additional improvements include a dedicated boat storage shed and a convenient fish cleaning station designed with lake life in mind.

The additional two parcels add 3.1 acres of open land currently used as a productive garden area. These parcels already have their own well, power supply, and road frontage, creating excellent potential for additional homesites, RV sites, guest accommodations, or future development opportunities.

Conveniently located just 0.5 miles from Stumphole Landing, recently paved and expanded by the county for easier boat launches, this property provides quick and convenient access to some of the best boating, fishing, and outdoor recreation the area has to offer.

Properties with this much flexibility, acreage, storage, and proximity to the lake are hard to find—don't miss this rare opportunity to own your own slice of Lake Marion paradise.

## **PROPERTY FEATURES:**

- Corner Lots
  - Boat/Tractor Shed
  - Fish Cleaning Shed
  - 1/2 mile From Stumphole Landing
  - 3 bed/2 Bath Manufactured Home: New Roof, Fully Furnished, Screened In Back Porch, Well And Septic
  - Fully Insulated Pole Barn With 2 Large Roll-Up Doors, Kitchen, Entertainment Area, Workshop Area, Concreted Lean-To On One Side For Additional Covered Parking.
- 
- 3.1 Acre Open Lot Currently Used For Garden Space
  - Lot Has Separate Road Frontage
  - Separate Well And Power Meter
  - Multiple Homesites Available

## **DIRECTIONS:**

From the intersection of Interstate 95 and Old Number Six Highway in Santee, take Old Number Six Highway west 4.9 miles where you will take a right onto Tee Vee Rd. Travel Tee Vee Rd for 3.7 miles and turn right onto Stumphole Rd. Egret Drive will be 1.2 miles down on the left.

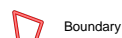
### **CONTACT**

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# Stumphole Landing Retreat

Calhoun County, South Carolina, 3.64 AC +/-



Boundary

**Disclaimer:** All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

# Stumphole Landing Retreat


Calhoun County, South Carolina, 3.64 AC +/-

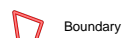


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Todd Crosby  
P: 8437825700      Crosbylandco.com

 The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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