

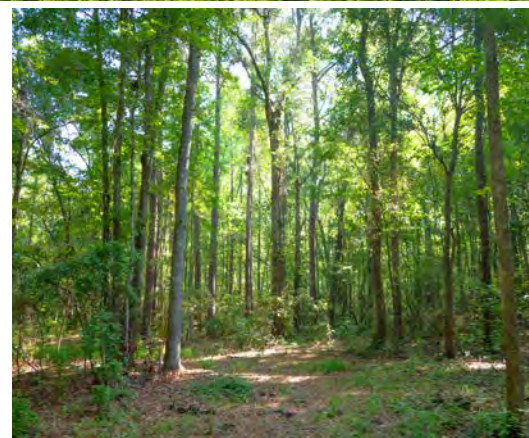
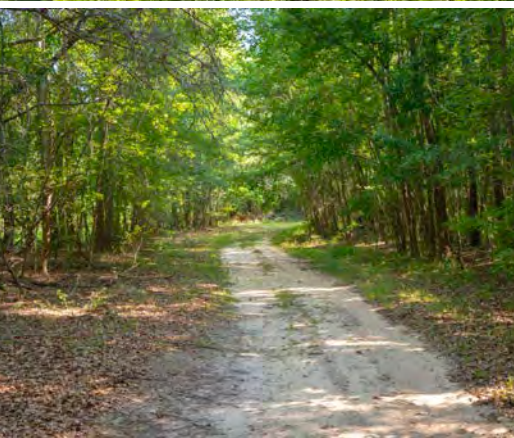


# GOODLAND CREEK

## ORANGEBURG COUNTY, SC

90 +/- ACRES

\$440,000



### PROPERTY DESCRIPTION

The Goodland Creek offering is a turnkey, walk-in-ready hunting property located in Orangeburg County, just east of Springfield along Highway 4. This area is well known for producing quality whitetail deer. With the North Edisto River corridor nearby, the region has a long-standing reputation for exceptional genetics. Orangeburg County ranks second in South Carolina for the most state-record bucks harvested. This is largely attributed to the area's rich soils, which provide higher levels of minerals such as calcium and phosphorus in native vegetation, along with the abundance of agricultural practices surrounding this property offering.

The property features a well-appointed 40' x 40' hunting lodge complete with a kitchen, full bathroom, sleeping quarters, and mini-split HVAC systems that provide a comfortable, climate-controlled environment. Additional improvements include underground power, a deep-water well, underground propane tank and a covered storage shed for equipment.

The landscape is diverse, featuring gently rolling upland topography that transitions into the creek bottom, creating abundant recreational opportunities. Approximately 3,700 feet of frontage along Woodland Creek provides excellent wildlife habitat. Wood ducks are plentiful during the winter months, while abundant crops of mast-producing red oaks attract both deer and waterfowl throughout the property.

Multiple shooting lanes and established food plots are already in place and ready for the upcoming fall planting season. In addition the current owners added to multiple plantings of fruit bearing trees for deer including persimmon and crabapple.

Generous frontage along Highway 4 provides convenient access, allowing the property to function equally well as a premier recreational retreat or a permanent family residence. With the essential infrastructure already in place, this property offers a blank canvas ready for its next steward.

## **PROPERTY FEATURES:**

- Hunting Lodge
- Gated Entrance
- Utilities In Place
- Merchantable Timber
- Established Food Plots

## **DIRECTIONS:**

From 513 Railroad Avenue, head toward Springfield Road on Railroad Avenue (SC-3 Business). Turn right onto Springfield Road (SC-4) and continue for approximately 0.3 miles. Then turn right onto Neeses Highway (SC-4) and travel for about 1.4 miles. The property will be located on your left.

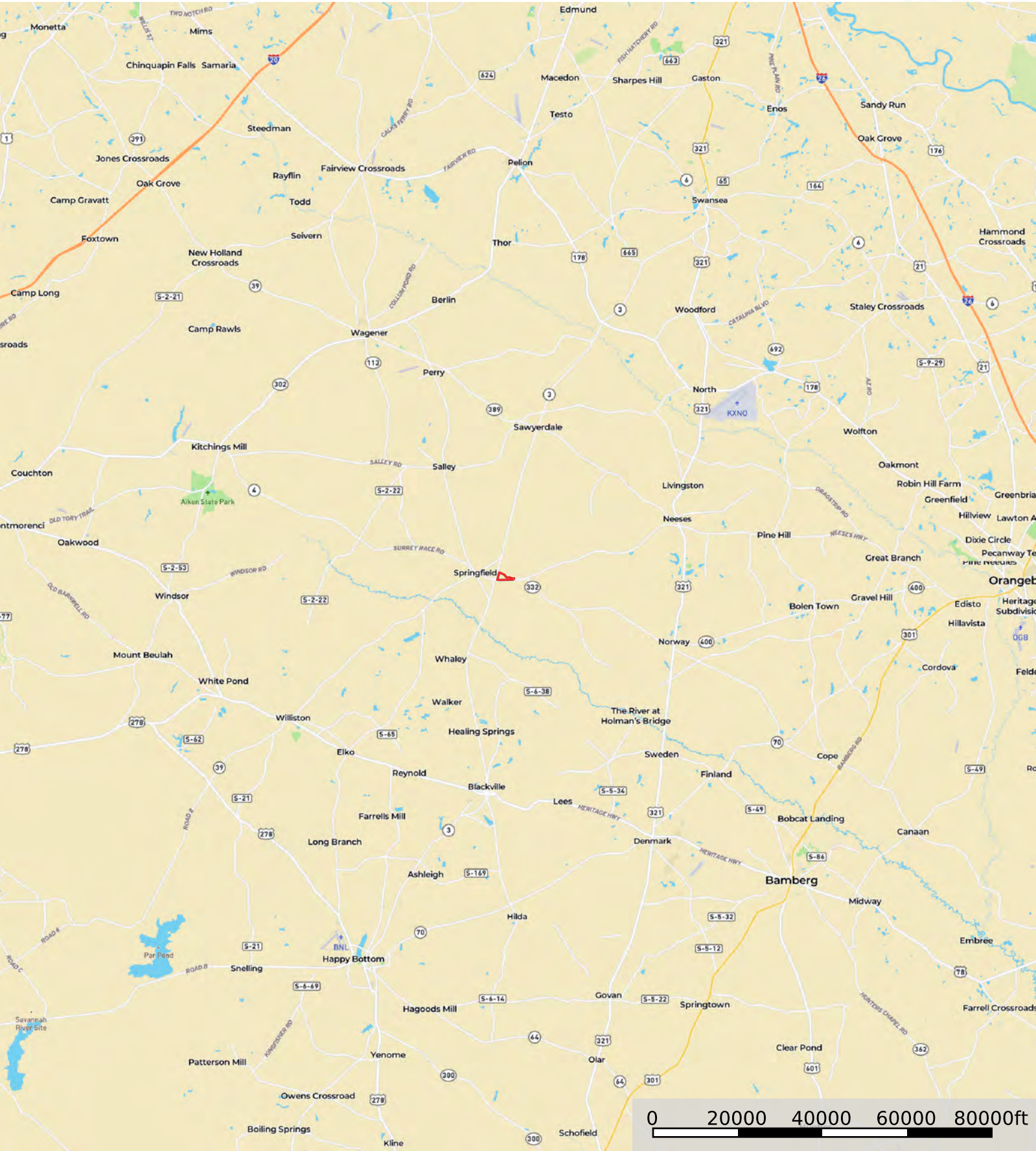
### **CONTACT**

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 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.



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