



CUSABO PLANTATION, ACE BASIN

PREMIER SPORTING PROPERTY

This property has diverse features which include: bottomland hardwoods, pine forests, agricultural fields, a 30 acre lake and rice fields. Additional features include 1.5 miles of river frontage, rolling hills and diverse topography.

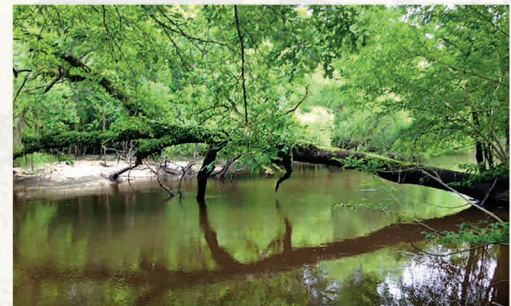


The plantation has healthy deer and turkey populations with excellent waterfowl hunting. Outstanding fishing in the freshwater lake, home to 10-12 lb large mouth bass and bream.

PROPERTY DETAILS

- **1,382 ACRES**
30 acre lake
1.5 miles of Combahee river frontage
- **NEW COTTAGE**
3 bedrooms, 2 full bathrooms
Overlooks lake
Beautiful views from the 10' porch and covered, outdoor entertainment area
- **OPEN FARM EQUIPMENT SHED**
2 enclosed maintenance and storage bays
Steps from the house
- **EXCELLENT WATERFOWL HUNTING**
47 acres of floodable fields
15 acre green tree reserve

OFFERED AT \$3,995,000



5286 OLD SALKEHATCHIE HIGHWAY, EARLY BRANCH, ACE BASIN, SC