



## Lake Marion Duck Impoundment

226.72 +/- Acres | Clarendon County, SC | \$1,800,000



### ADDRESS

0 Oaks Rd  
Summerton, SC 29148

### LOCATION

From the Intersection of Liberty Hill Rd, and Oaks Rd. Turn onto Oaks Rd, Gate in 1 mile down Oaks Rd on your left

### PROPERTY SUMMARY

This 226-acre property in Summerton, SC, is an outdoor enthusiast's dream. It features diverse habitats including a 23-acre duck impoundment, planted pines, and hardwoods. Just minutes from the lake, it's perfect for family getaways and water activities. Surrounded by large tracts with successful impoundments, it offers great potential.

The duck impoundment includes a well and water control system, allowing precise water level management for planting and hunting. Cleared and stumped areas offer expansion potential to 60+ acres, with the seller open to cost-sharing. Four strategically placed blinds have delivered excellent hunting. There's also future income potential from the impoundment.

A new conservation easement ensures the land's preservation while allowing for hunting, recreation, and includes a designated area for building a dream home or

[nationalland.com/listing/lake-marion-duck-impoundment](https://nationalland.com/listing/lake-marion-duck-impoundment)



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