



SOLD!! 550 ACRES OF RECREATIONAL AND TIMBERLAND FOR SALE IN KERSHAW COUNTY SC!

SOLD

Located on Oakland School Road near Cassatt in Kershaw County, South Carolina, is PowderKegg Wildlife Preserve which consists of 550 acres for the ultimate recreational retreat. The Preserve began in January of 1986 when Andrew W. Sabbagha bought the first piece of raw land which only consisted of trees, vegetation and some animal wildlife. From there began his vision. During the last twenty years, he has built three ponds, (that were designed in such a way as to offer the best habitat for increasing the number of fish as well as the size of each fish), dams, road systems throughout the property, a residence lodge, fish camp, out buildings, deer stands & condo deer stands, multiple food plots, 8-stall stable, jumping arena, dressage arena & fencing, gazebo and arched bridge.

In the first ten years of existence, an environment was created to attract the local whitetail deer. After that point in time, the high fencing that surrounds the entire Preserve was constructed. No more high fence preserves may be built in SC at this time, but this fence is grandfathered in by SC law. The fence allows the preserve to be maintained in the manner it is managed today. There is an additional 138 acres of high fence around an adjoining landowner bringing the total acres of high fence to 688 acres. The adjoining landowner is willing to sell the acreage or will be willing to do an annual lease. The results of Quality Deer Management are mature trophy whitetail deer native to South Carolina and an abundance of wildlife. The first commercial year for Trophy Whitetail Deer Hunting at PowderKegg was in 2005. Fishing is also managed to promote great fishing year after year. This enabled the first commercial year for Trophy Fishing in 2007.

In 2007 the Gazebo and Bridge on the island in front of the Lodge were built. The Gazebo Event Site Rentals, opened in 2008, and allows others to enjoy the beauty, isolation and serenity of PowderKegg Wildlife Preserve as a social event. Overnight resort lodging is available at the Main Resort Lodge and offers a waterfront view.

This paradise offers all that is needed for the ultimate outdoor retreat, from the hunting and fishing to the equestrian or ATV trails.

For a bird's eye view of this property, visit our "MapRight" mapping system. Copy and paste this link into your browser (<https://mapright.com/ranching/maps/54d1dcc3ffa721653d28b56328273348/share>). This is an interactive map, so you can easily change the base layers to view aerial, topographic, infrared or street maps of the area. To visit this property, download the free "MapRight" app, email the link above to your phone, open in iOS, open MapRight, click on car, click on To, Drop Pin, tap on Go and you will receive driving directions to property. Once you get to the property the link above will have the property lines and a blue dot showing your location.

MORE DETAILS

Address:

1390 Oakland School Road
Cassatt, SC 29032

Acreage: 550.0 acres

County: Kershaw

MOPLS ID: 58565

GPS Location:

34.303400 x -80.415900

PRICE: \$2,000,000

CONTACT AGENT

