



PORCHER 1 & 2 TRACTS

Porcher 1 | Berkeley County, SC | ± 91.13 Acres | \$396,000 (\$4,345/acre)

Porcher 2 | Berkeley County, SC | ± 177.46 Acres | \$598,000 (\$3,369/acre)

American Forest Management, acting as agent for the South Carolina Public Service Authority (Santee Cooper), is pleased to present the following information regarding two outstanding properties in the Lake Moultrie area. Porcher 1 (± 91.13 acres) and Porcher 2 (± 177.46 acres) are being offered separately but may be combined if so desired by the buyer. A great opportunity for possible real estate development or an exceptional recreational timberland investment.

Sitting just off the shores of beautiful Lake Moultrie near the city limit of Moncks Corner lies the Porcher 1 and Porcher 2 Tracts split by SC Highway 6, east and west. Only 7 miles from Main Street, 16 miles from Summerville, and a short drive from Charleston, this property is in the path of major progress but offers an ideal retreat from the busyness of this growing area. This area is becoming a magnet for new business investment while also offering the natural beauty, world-class culture and historic charm that have made the South Carolina Lowcountry a world-recognized tourist destination.

Just a short walk away you will find the SCDNR Santee Cooper Pinopolis Fish Hatchery Boat Landing offering year-round pleasures for hunting, fishing, and boating activities with access to over 100,000 acres of this beautiful Santee Cooper Lakes System. South Carolinians enjoy and are thankful for this important resource.

There is plenty of road frontage, and public water is available. A great opportunity to subdivide into smaller minifarm home sites, or keep it all for yourself, family, and friends to enjoy super hunting for deer, turkey, and ducks. This may be the perfect spot to build your own waterfowl duck impoundment too. Dream big and have fun!

Directions: GPS Location - 1905 Hwy. 6, Moncks Corner, SC 29461

From Moncks Corner, take SC Highway 6 west 7 miles and look for the property on the left and right just past Berkeley Elementary School. See location maps.

For more information about this listing, please contact:

CURTIS M. SPENCER SALESMAN

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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.