

# 3,250-acre Berkeley timber tract on the market for nearly \$5.7M

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17 MIN AGO

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The hunting lodge on the Santee timber tract in northern Berkeley County includes five bedrooms and four bathrooms as well as a kitchen, bar and wood-burning fireplace. The lodge is part of a nearly 3,250-acre tract that's up for sale for \$5.695 million. Brown Land + Plantation Advisors/Provided

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## 3,250-acre Berkeley timber tract on the market for \$5.695M

A huge wooded parcel along the Santee River near St. Stephen in northern [Berkeley County](#) is up for sale.

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The nearly 3,250-acre timber tract includes almost 6 miles of river frontage and 4 miles along the Rediversion Canal that carries water from Lake Moultrie to the river to prevent silting in Charleston Harbor. It's on the market for nearly \$5.7 million, or about \$1,753 an acre.

The tract, with 50 miles of roads amid bottomland hardwoods, is said to be a hunter's paradise with plentiful turkey, deer, wild hogs and wood ducks, according to [Brown Land + Plantation Advisors](#), which has the listing.

**REAL ESTATE**

**Kiawah Island posted record \$205M in 1Q sales; N. Charleston retail site sells for \$7.6M**

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The site, north of the county seat of [Moncks Corner](#), includes a custom lodge with a metal roof, five bedrooms, four bathrooms, kitchen, bar and great room with a wood-burning fireplace. There's also a loft with bunk-style beds for overflow guests.

More than 2,300 acres are protected through a conservation easement with the Lord Berkeley Conservation Trust that restricts timber harvesting. The other 940 acres are part of an unencumbered working forest.

The property is currently owned by Santee Timber Co. in Spartanburg.