

# Southbrook Plantation

Sumter County, South Carolina

Approximately 365 acres

\$2,112,000

**Description:** Encompassing 365+/- acres and consisting of pasture, farmland, timberland, and food plots, Southbrook Plantation is a perfect setting to enjoy family and friends. Share the love of the outdoor life while enjoying horseback riding, hunting, and recreational activities. Located right in the middle of South Carolina, this beautiful, thoughtfully designed, and superbly built home and barn is an excellent opportunity. You must see this property.

## Home

The lovely home was built in 2002 with the family in mind and is perfect for entertaining. This welcoming custom built residence is comfortable and casual yet elegant. A few of the features include 8700 sq. ft. under roof, 5500 sq. ft. heated home, 10' ceilings (1st floor), 9' ceiling (2nd floor), 4 bedrooms, 4 baths, 2 partial baths, porches, and pool. Please see the attached information for further details and visit our virtual tour at [www.MidlandsHomeShow.com](http://www.MidlandsHomeShow.com).

## Equestrian

Dreams and hard work have cultured Southbrook into a memorable equestrian estate. The 3-stall barn features a wash rack, trophy room, tack room, and covered areas for equipment. The pastures are divided by 4-board wood fences with shelters. Miles of established riding trails run throughout the timber stands. If you should ever need more, Manchester State Forest and the Palmetto Trail is only a 20-minute drive.

## Hunting & Recreation

This beautiful land, once a part of Cane Savannah Plantation, presents an excellent wildlife habitat and affords the sportsman opportunities for hunting deer, turkey, quail, and doves. This uplands tract consists of thinned pine plantation, mixed pine/hardwoods, fields, and food plots yielding the perfect setting for bird hunting and quail management. The tract has in place extensive interior roads and trails providing access to all portions, which offers a beautiful setting for deer hunting, horseback riding, or bird hunting.



**Location:** Southbrook is located just 5 minutes west of the beautiful city of Sumter on Wedgefield Road (SC Hwy. 763). Shaw Air Force Base is just minutes to the north. An easy drive to Columbia, Camden, and Florence, and less than 2 hours from Charleston, Charlotte, and the South Carolina beaches. This area offers superb shopping, dining, entertainment, schools, and medical facilities and provides an excellent community in which to raise a family. Sumter County and the surrounding region boast a plethora of opportunities for the outdoor enthusiast including world-famous fishing in the Santee Cooper lakes.

**Property Use:** Property use opportunities include equestrian estate, additional homesites, hunting and recreation. The property is zoned agricultural and is protected by a conservation easement on 321 acres. The +/-44-acre homesite portion is excluded from the conservation easement. The easement reserves the option of future subdivision into 4 smaller tracts with 4 homesites.

Tax Map Nos. 1570002042, 1570002002, 1830001014. Shown by appointment only.

*For more information about this listing, please contact:*

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