

BOYKIN FARM

Sporting Destination & Venue in Rembert, SC



440±-acre Boykin Farm offers a turn-key setup for historically renowned recreational pursuits and special events in a beautifully managed SC midlands landscape. Located in Kershaw County and just six miles south of Camden, this property features rolling topography, old growth pine, mature hardwoods, and frontage on Swift Creek. The property has been managed primarily for wild Bobwhite Quail for the last fifteen years; however, additional improvements have been made to cater to dove, turkey, deer and duck hunting endeavors. Structures include a large event building, three-bedroom cottage and several other accessory buildings. Boykin Farm has an immediate use return and the opportunity for a long-term transitional investment return. There is currently no conservation easement in place.

LOCATION

Sumter Highway
Rembert - Kershaw County
6 Miles from Camden
40 Miles from Downtown Columbia
Tax Map: 367-00-00-001, 366-00-00-004 & 005

PROPERTY HIGHLIGHTS

440± Calculated Acres, Rolling
30-Acre Dove Field with Sunflower Crop
2.5-Acre Fishing Pond
75'x75' Event Building, 3 Tractor Sheds
3-Bedroom Cottage with 6-Run Dog Kennel

OFFERED AT \$4,700,000



HALE McCULLOUGH | HALE@HFLCHARLESTON.COM | 843.860.9180
HFLCHARLESTON.COM | 843-722-2642 | 1071 MORRISON DRIVE, CHARLESTON, SOUTH CAROLINA 29403

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HISTORY

This property was originally part of a farm known as Carter Hill that was acquired by Burwell Boykin around 1819. Burwell came to own most of the land north and south of Swift Creek. The Boykin name is a very prominent name in the Camden community with historic ties dating back to the 1700's. The township of Boyking, SC was named after the Boykin's who settled in the area. One of Burwell Boykin's descendants, Lemuel Whitaker (Whit) Boykin was an avid sportsman in the early 1900's and is credited for his role in breeding the SC State dog, the Boykin Spaniel. The current owner, Rigdon Boykin is a direct descendant of Burwell and Whit Boykin.



PROPERTY DETAILS

Property

440± GIS Calculated Acres Total
30± Acre Dove Field w/ Multiple Faux Power Lines
Mixed Pine-Hardwood Forest
10± Acre Duck Impoundment Site
2.5+-Acre Stocked Fish Pond
Electric Entrance Gate w/ Custom Wrought Ironwork
Asphalt and Gravel Internal Road System
Orchard with Apple, Pear & Peach Trees
Muscadine Arbor with 17 Varieties
Food Plots

Cottage

Built in 2006
1,600 Sq. Ft., 3 Bedrooms, 2 Bathrooms
Wood Siding, Metal Roof
Full Front Porch
Hardwood, Carpet & Tile Flooring
Fenced-in Backyard
Climate-Controlled Kennel w/ 6 Runs

Event Building

75'x75' Total
75'x50' Event Room
16' Deep Lean-to
2- 18' Drive-In Truck Bays
2 Full Bathrooms
Office
Full Kitchen
Indoor and Outdoor Sink/Prep Station
Walk-in Refrigerator w/ Outside Access
75KW Automatic Back-up Generator
Rinnai Water Heater
Central HVAC

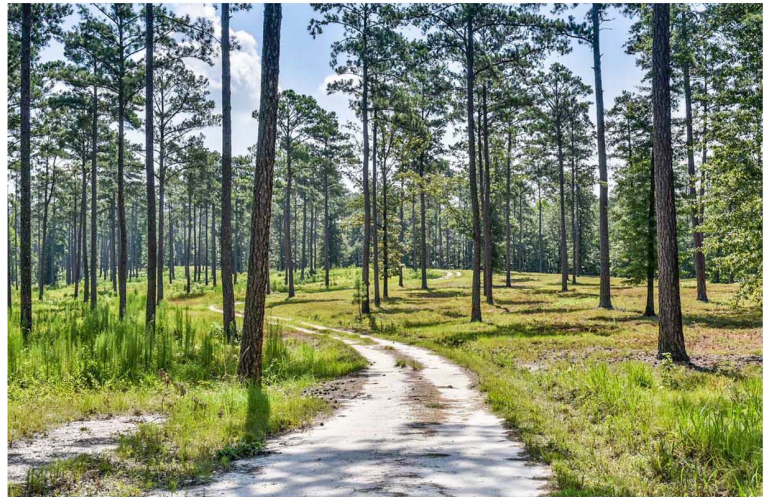
Other Improvements

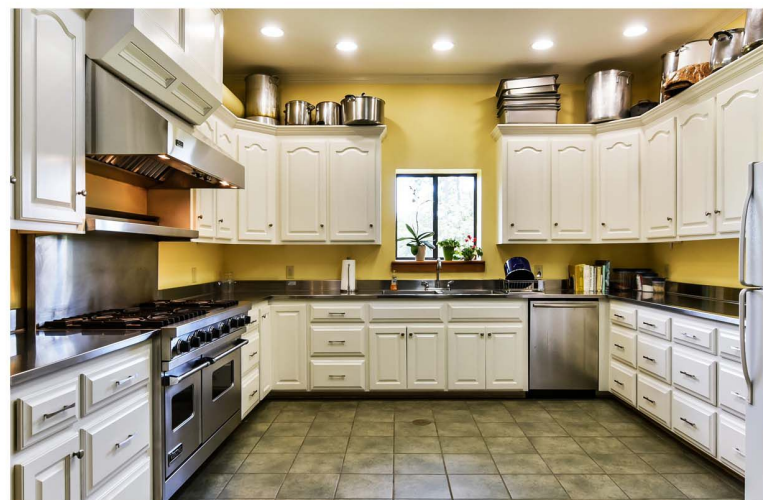
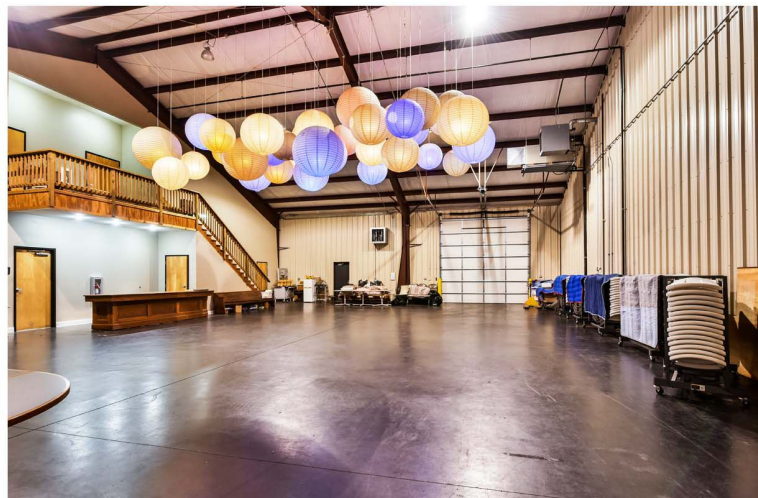
Three 3-bay Tractor Sheds
Fenced Vegetable Garden & Irrigated Nursery
Well for Cottage & Event Building, Well for Nursery
Chicken Pen & Coop
Quail House



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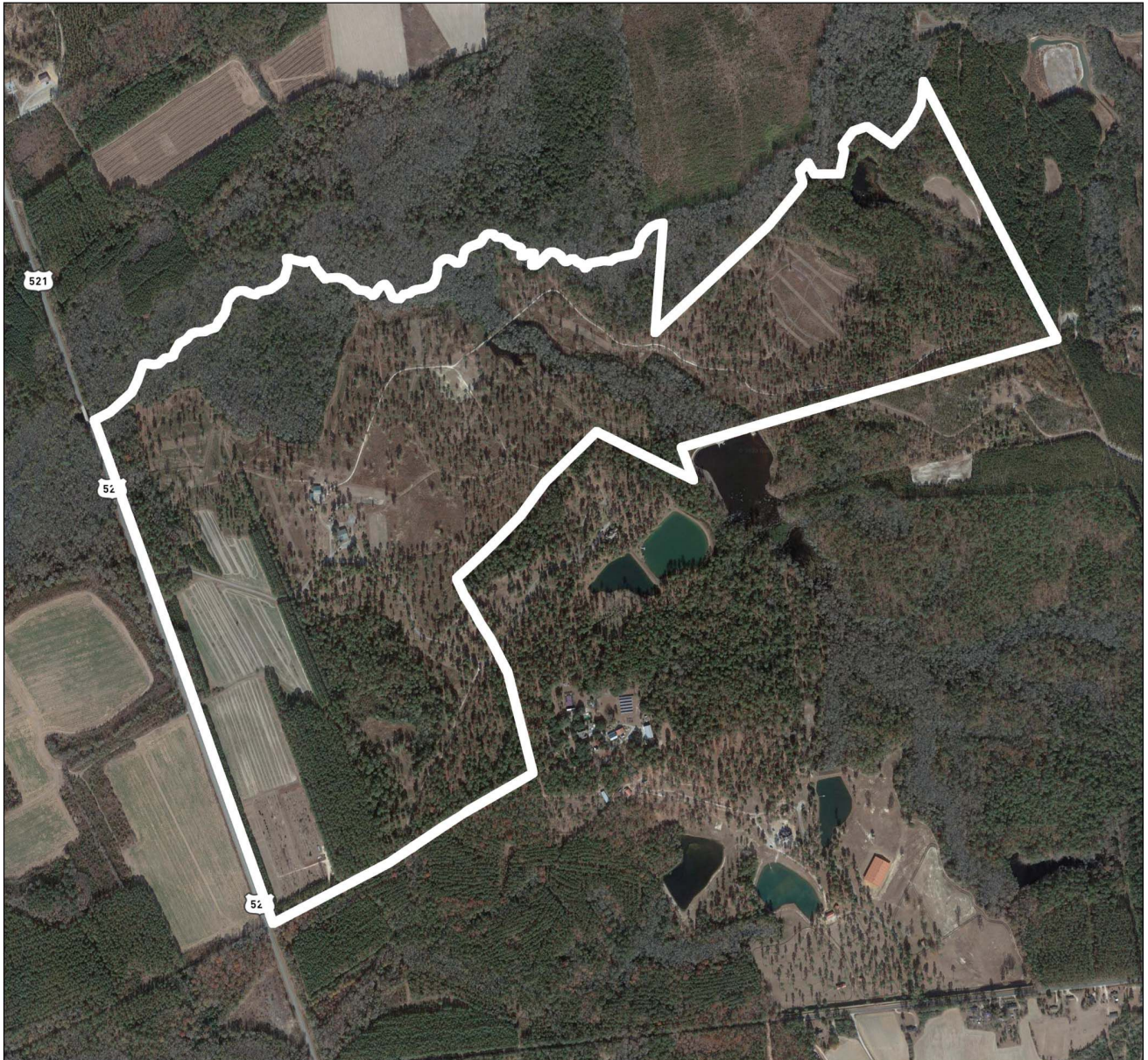


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PROPERTY BOUNDARIES



Estimate boundary, not to be assumed as accurate



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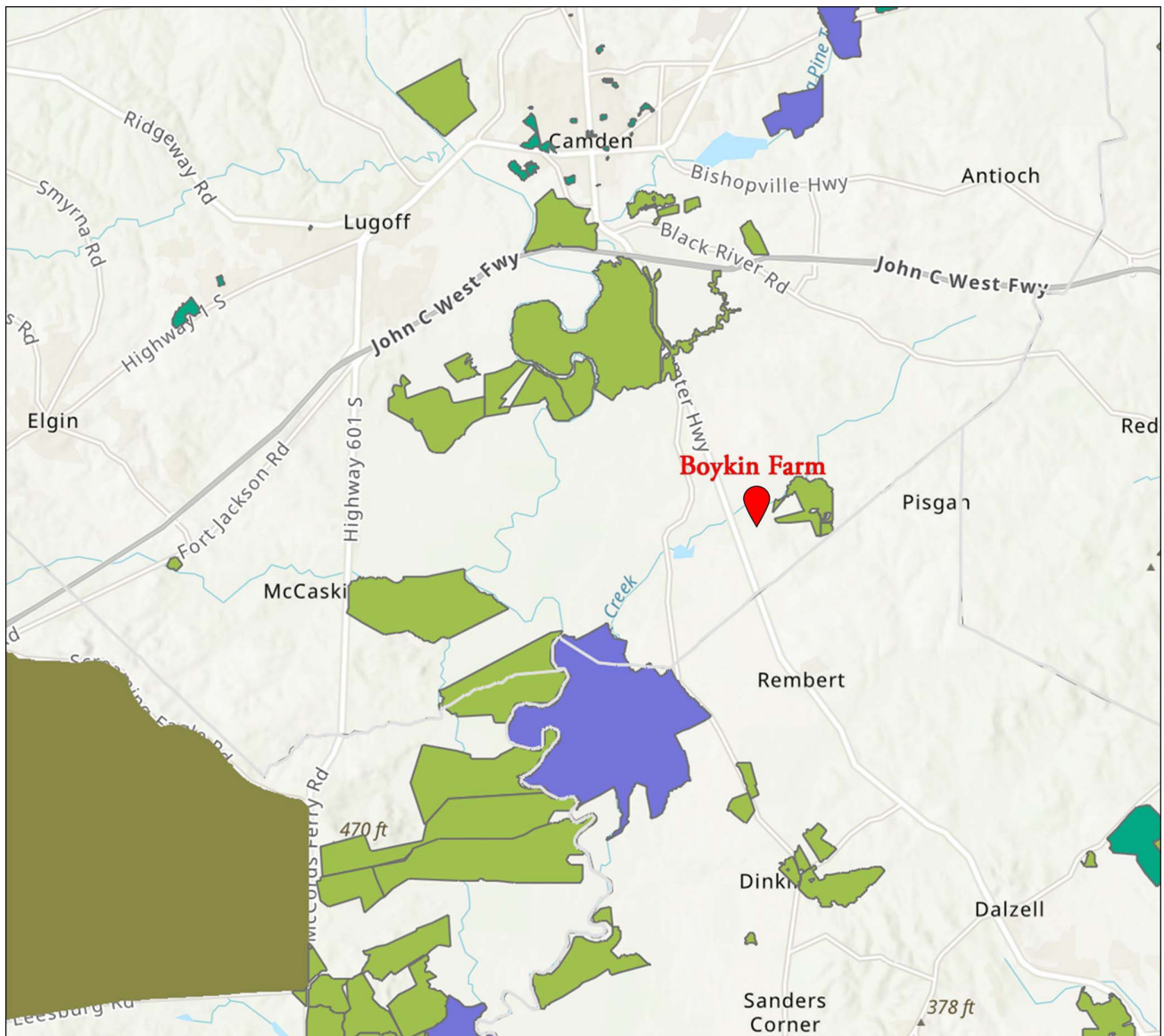
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PROPERTY LOCATION

Boykin Farm is located in the farming community of Boykin, which has a small historic downtown area and a steakhouse overlooking the beautiful Boykin Mill Pond. The property is located six miles south of Camden, which is home to a world-class equestrian center and two famous steeplechase events.

Boykin Farm is less than two hours from Charleston and approximately 35 minutes from Columbia.



Highlighted Properties are Permanently Protected



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