

## Cox Farms Narrative

- 488 (+/-) acre quail plantation with equestrian accents in Orangeburg, SC
- Rustic hunting lodge with 4 bedrooms and 3 bathrooms overlooking the 6 (+/-) acre bass pond
- 1 (+/-) mile long paved driveway to the hunting lodge
- 30' x 40' cook shed with 4 custom-built stainless steel cookers
- Sheet shooting complex overlooking 4 (+/-) acre pond
- Custom circular fire pit
- 80 (+/-) ft. fishing dock on the 6 (+/-) acre pond
- 6 total ponds
- Industrial size walk-in cooler
- 100 yard covered gun range
- 30 (+/-) acre dove field complete with 50' tower for European pheasant shoots with 13 stations
- Farmhouse with pool overlooking the equestrian facilities with 3 bedrooms and 2.5 bathrooms
- 6 fenced paddocks spanning 22 (+/-) acres with 40' x 30' horse stables and a pair of matching run-ins
- Brick manager's home with 3 bedrooms and 2 bathrooms and it's own private gated entrance
- 70' x 70' barn with 5 bays
- 140' x 30' tractor shed
- Dog kennels
- No conservation easements