

# Cox Farms

488 (+/-) Acres

Orangeburg County, South Carolina

Priced at \$3,800,000

## For Showings

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Additional Information may be seen at [www.wisebatten.com](http://www.wisebatten.com)

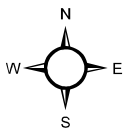
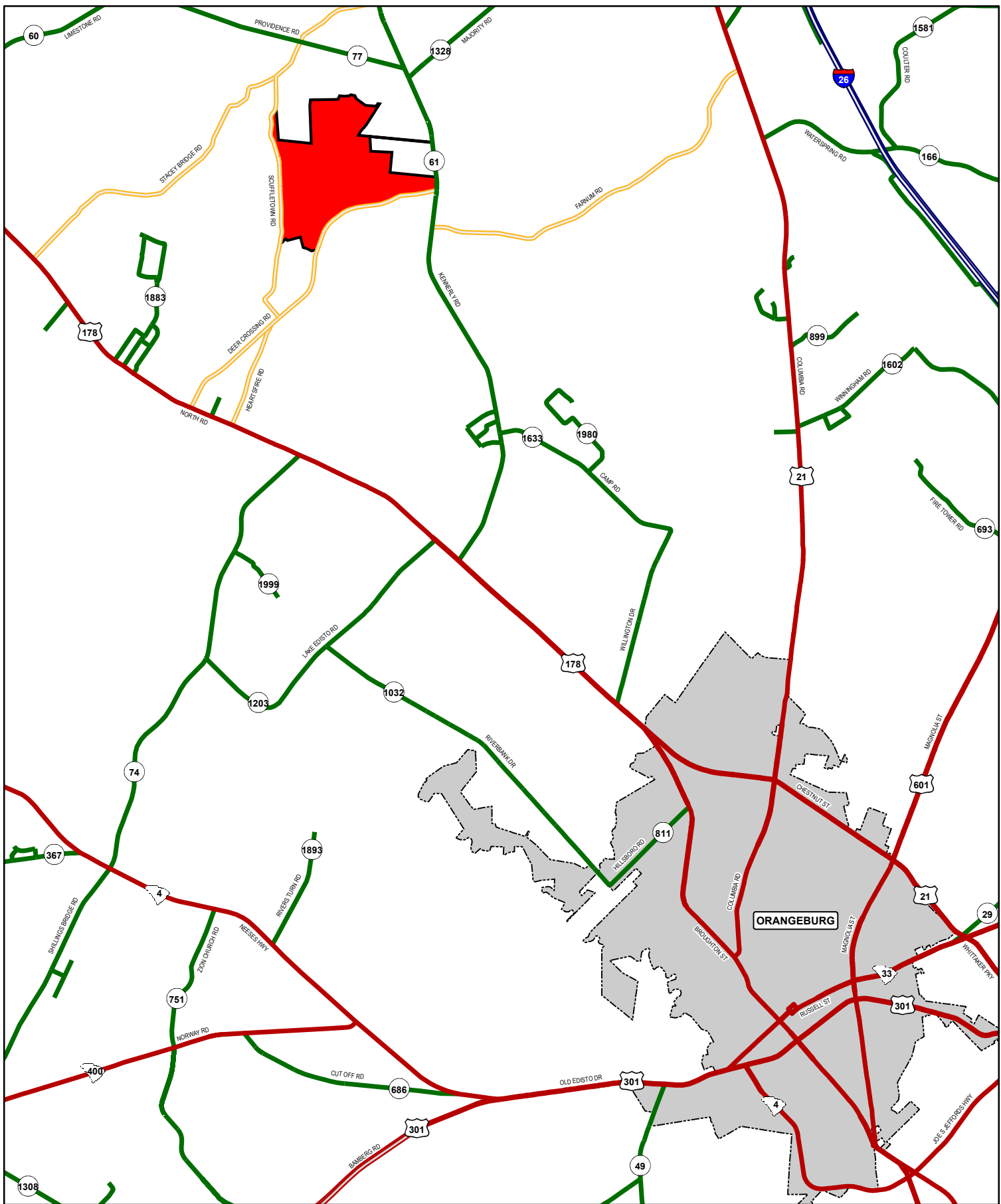
## Notes:

1. This property is jointly listed with Brown Land & Plantation Advisors.
2. This offering is subject to change or withdrawal without notice.
3. We welcome the participation of other brokers.

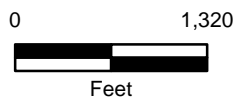
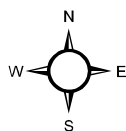
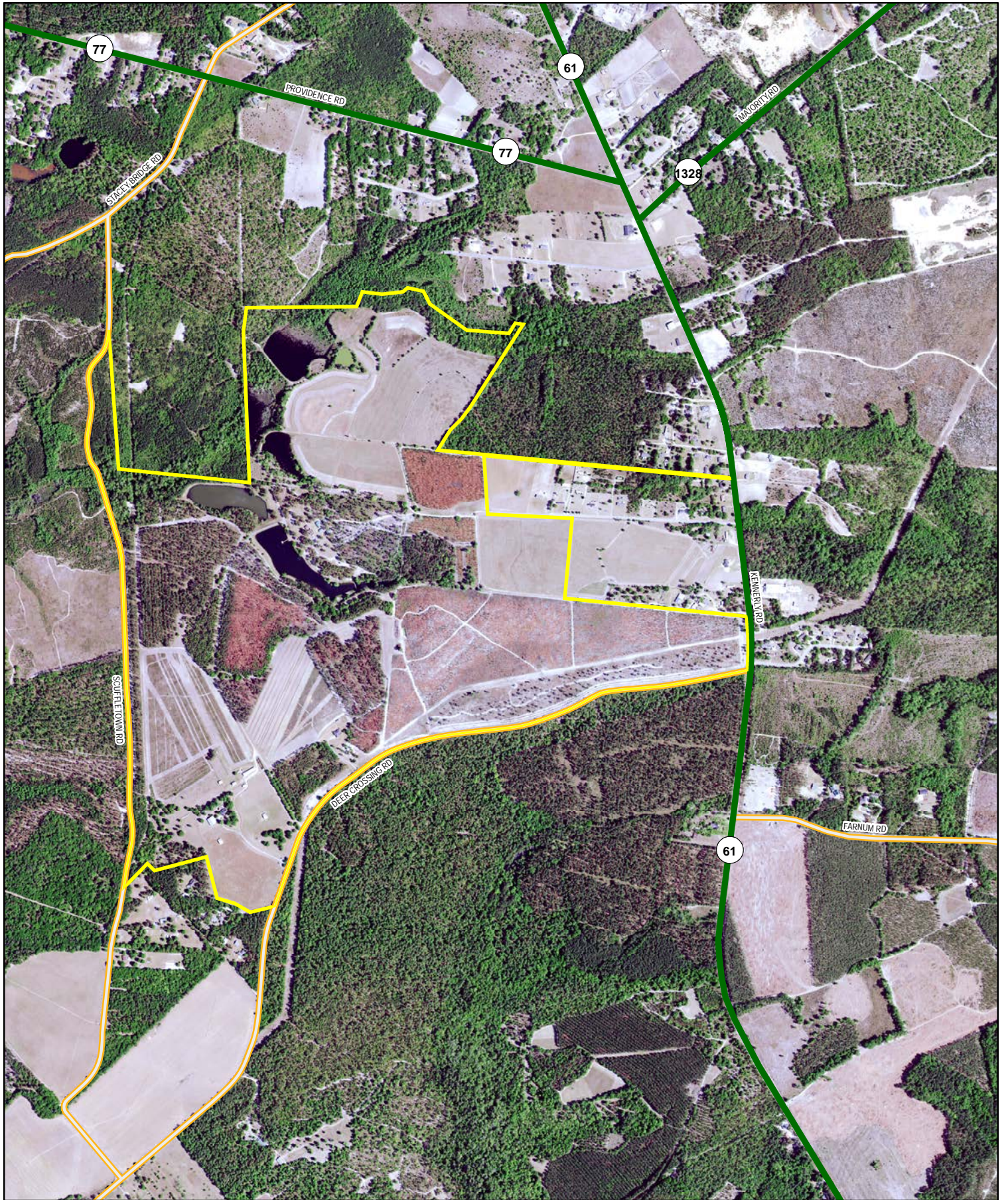


## Cox Farms Narrative

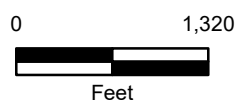
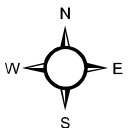
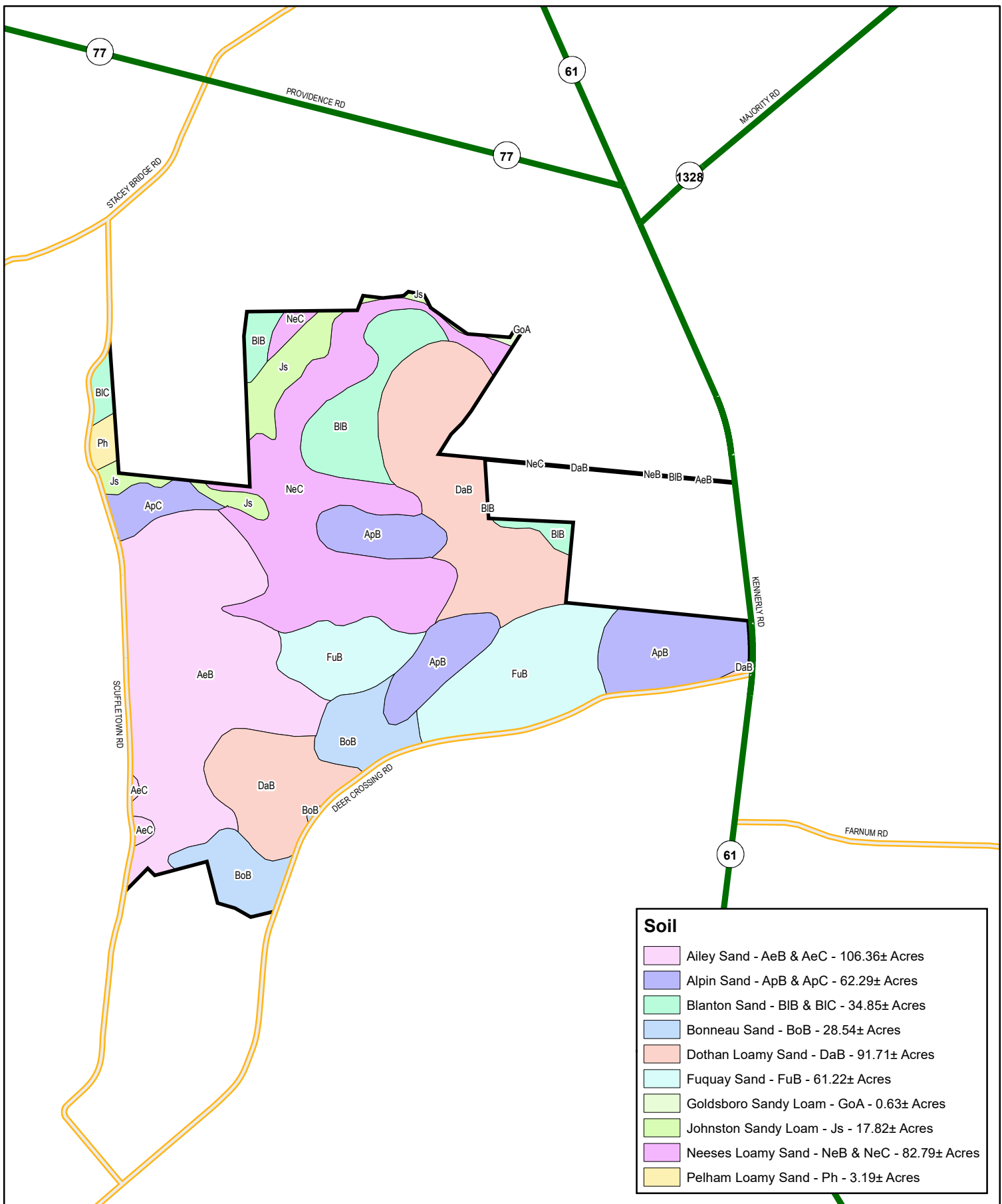
- 488 (+/-) acre quail plantation with equestrian accents in Orangeburg, SC
- Rustic hunting lodge with 4 bedrooms and 3 bathrooms overlooking the 6 (+/-) acre bass pond
- 1 (+/-) mile long paved driveway to the hunting lodge
- 30' x 40' cook shed with 4 custom-built stainless steel cookers
- Sheet shooting 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



Location Map  
 Cox Farms  
 489.4± GIS Acres  
 488.0± Tax Acres  
 Orangeburg County, SC  
 February 21, 2023



2021 Aerial Photography Map  
Cox Farms  
489.4± GIS Acres  
488.0± Tax Acres  
Orangeburg County, SC  
February 21, 2023



Soil Type Map  
 Cox Farms  
 489.4± GIS Acres  
 488.0± Tax Acres  
 Orangeburg County, SC  
 February 21, 2023