



8662 EASTER BRANCH, RIDGE SPRING, AIKEN

SOLD

Edisto Farms is an exceptional property that offers a total of 3 homes. The Edisto River runs through the center for approximately 4 miles, of which 2 miles is owned on both sides of the river. Bull's Branch runs approximately two miles through the property. Several other creek arise on or near the farm. There are 14 ponds, on of which is 44 acres. Fishing galore! 2.7 M in timber. Approximately 150 acres in fields. Horse stables and pole barn with run in shed and equipment aisles. Main house is 3400 sq. ft. and 524 garage. Interior is open design with beamed great room with fireplace. There is a walk in gun safe. large deck wraps around back of home and overlooks 3 ponds. Gunite unground pool. Outbuildings include a wood shed/machine shop, a second wood shed and two bay machine shed. Clubhouse is 2100 sq. ft. built in sections between 1956-1970. One side is late open living room with fireplace, dining area and kitchen with 1/2 bath and laundry area. Connect by a large screened breezeway with outdoor fireplace to the South end with 3 bedrooms, each with a full bath. One bedroom includes a fireplace. All bedrooms has new (within 5 years) HVAC unite. Outbuilding includes well pump room, two addition storage rooms and a fish cleaning area. Adjacent are above ground farm diesel tanks. Manager home at the top of the hill over looking the valley. It boots 3 bedrooms 2 baths and a utility room. Open living room with wood burning stove adjoins the dining area and kitchen. HVAC was install in 2021. fenced yard and other outbuildings. Each home has its own well. After looking at 14 Carolinas properties in 6 days, the present owners drove in the driveway, looked out over the valley of Edisto Farm, and said to each "that it". It was the contiguous acreage and large size they were looking for, and it is their o this day. Edisto Farm is a spectacular property that caters to a wide variety of interests. Do you have horses? The farm begins with an old fashion pol barn with 5 stalls, central hay aisle and double farm equipment aisles, plus a run in shed and pasture acreage. Miles of trails run up hill and down dale to leg up your horses. Gallop across 150 acres of fields. A gravel bottom ford crosses the Edisto River. and sandy soil offers various jump or dressage ring sites. Are you hunter? There is lane population of deer, including trophy bucks. Turkey in the spring, dove and qual int he fall offer wing shooting. The pond below the main house has been managed for ducks, though more recently it has ben managed for rare wood storks. The bird watcher, the surrounding flood plain is a haven for neotropical migrants and nesting warblers. As for Fishing the Big Pond offers bass to 10 pounds and there are crappies in most of the other ponds. If history is an intent, Native American artifacts has been found dating back some 12,000 years. A small monument marks the original 1831 site of a local church. A family cemetery dates to the Ware between the States. There is an old mill pond in the Northeast corner. Another name is "Bootleg Hollow". This begs for a family legacy or Garden and Gun hunting style venue. **The adjacent property at 1469 Old Four Notch is being sold with 2 homes, commercial greenhouse, pond with dock, stables with 8 stalls, washroom and tack room on 26.68 acres and is located in the center of the property. \$840,000.00 So total acreage with both properties is 2330 +/-.

MORE DETAILS

Address:

8662 Easter Branch
Ridge Spring, SC 29129

Acreage: 2304.0 acres

County: Aiken

GPS Location:

33.775352 x -81.671858

PRICE: \$12,160,000