



## 3002 PLOW GROUND, JOHNS ISLAND, CHARLESTON

### ACTIVE

Nestled on 81+ acres of lush land on Johns Island, this premiere equestrian estate is a dream come true for horse enthusiasts. Boasting two homes, two renovated barns, a lit dressage ring, 5 pastures, and acres of undeveloped land, this property offers the ultimate equestrian experience with limitless potential. As you enter the gated front entrance, secured by an electronic gate, an avenue of majestic oaks leads you into the property, giving you a sense of peace and tranquility. You'll feel like you're in the country, yet you're just five minutes away from Johns Island executive airport, and fifteen minutes from Kiawah Island or historic downtown Charleston. The property features five pastures, all seeded and rotated, allowing for up to six horses. The professionally leveled and lighted standard-size dressage ring is perfect for riding day or night, which is of special importance during the warm summer months. With mature trees (including live oaks, magnolias, pines and a fragrant camphor tree) and a two-acre freshwater stocked pond, this wildlife sanctuary is a haven for wild turkey, deer, mallards, blue heron, and more. The log-cabin main house features a flowing floor plan with four bedrooms, two bathrooms, and a fenced backyard. Large windows offer stunning views of the pond and lush pastures, so you can catch a glimpse of wildlife or keep an eye on your horses grazing in the field. Close to the main house is the larger of the property's two barns. The existing cinder block barn was completely gutted and converted by the current owners into a six-stall barn with oversized stables, SoftStall flooring, heating and air conditioning, a tack room, feed room, tool room, bathroom, hot/cold water washing station, and woodworking shop in the back. The fully renovated guest house, with two bedrooms, two bathrooms, full kitchen, living room, and fenced backyard, is ideal for guests, a trainer, or a caretaker. The adjoining four-stall barn is located just outside of the guest house and features a separate feed room, half bathroom, and tack room. The current owners have done extensive improvements to the property, including installing two new pastures, substantial tree work, extending the dressage ring to make it a standard size ring, completely upfitting the six-stall barn, and adding generators at both houses, among other updates. This equestrian estate is truly a one-of-a-kind property, offering a serene setting, a wildlife sanctuary, and all the features necessary for the equestrian lover, while still being close to the city.

### MORE DETAILS

#### Address:

3002 Plow Ground  
Johns Island, SC 29455

**Acreage:** 81.7 acres

**County:** Charleston

#### GPS Location:

32.714339 x -80.031807

**PRICE: \$3,450,000**