



SUNNY HILL PLANTATION

KERSHAW COUNTY, SC

812.02+/- ACRES

\$6,455,559



PROPERTY DESCRIPTION

Sunny Hill Plantation is located 7 miles north of the town of Camden, SC. Camden is known as a historic Revolutionary War site, where, in 1780, British troops under Lord Cornwallis defeated American forces led by General Horatio Gates. Sunny Hill is located less than 1 mile west of the site where the Battle of Camden took place. The region is steeped in American history, and the Sunny Hill property quite possibly played a role in those storied events.

The landscape found here offers rich and highly diverse habitat, ranging from upland pine forest and fallow fields to freshwater ponds and acres of old-growth hardwood flats. Features include two freshwater ponds, approximately 5 acres and 4.5 acres in size. These well-established ponds provide habitat for a variety of panfish, bass, and catfish, as well as occasional wintering waterfowl.

Supportive buildings located at Sunny Hill include a well-appointed dining hall and kitchen, ideal for large family gatherings, entertaining guests, or hosting clients lakeside. A second structure houses two bathrooms with showers and a storage room. Water and electricity are provided to the site. The lay of the land offers gently rolling topography, providing picturesque rises and falls throughout the landscape.

Over 387 acres of the Sunny Hill landscape consist of old-growth mature pine, of which 236 acres are 70-plus years old. The property also includes 106 acres of longleaf pine and 80 acres of old-growth hardwood forest. The upland soils are well suited for wild quail habitat with the implementation of good management practices.

In addition, there are three different fields totaling over 36 acres that have been allowed to remain fallow for several years. These provide excellent brooding areas for quail and turkey, as well as bedding areas for deer. The larger 18-acre field could easily be converted into a dove field with minimal cost and time, depending on the owner's objectives.

Sunny Hill is somewhat of a blank canvas but possesses everything that a high-end sporting property would offer. It is ready for the next great steward to make it their own.

PROPERTY FEATURES:

- Fields - Food Plots
- Dining Hall/Kitchen
- Two Freshwater Ponds
- Established Quail Habitat
- Electric/Deepwater Well

DIRECTIONS:

Beginning at the intersection of I-20 and Hwy 521 in Camden, take Hwy 521 North for 7.9 miles. Turn left onto Flat Rock Road and continue for 3.2 miles. Turn left onto Sunny Hill Road and continue for 0.78 miles. The property will be on the right.

CONTACT

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