

Woodmen Tract - Rural Recreational Compound
423 Woodmen Road
Patrick, SC 29584

\$1,200,000
121± Acres
Chesterfield County



MORE INFO ONLINE:

<https://scacres.com/>

Woodmen Tract - Rural Recreational Compound
Patrick, SC / Chesterfield County

SUMMARY

Address

423 Woodmen Road

City, State Zip

Patrick, SC 29584

County

Chesterfield County

Type

Hunting Land, Recreational Land, Residential Property, Lakefront,
Commercial, Business Opportunity

Latitude / Longitude

34.606015 / -80.098106

Dwelling Square Feet

2000

Bedrooms / Bathrooms

3 / 2

Acreage

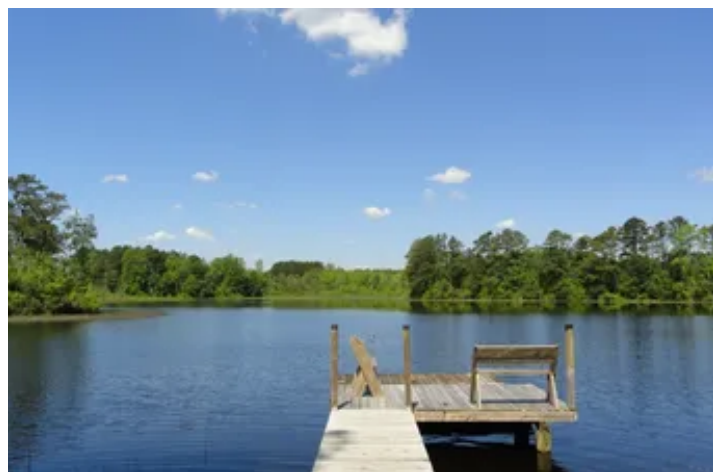
121

Price

\$1,200,000

Property Website

<http://www.scacres.com>



MORE INFO ONLINE:

<https://scacres.com/>

Woodmen Tract - Rural Recreational Compound

Patrick, SC / Chesterfield County

PROPERTY DESCRIPTION

Woodmen Tract

423 Woodmen Road, Patrick, SC 29584

Formerly a youth summer camp, this sprawling 121-acre compound boasts numerous amenities and accessory structures, offering potential for a private family compound, hunting or recreational retreat, campground, event center, or various other commercial or residential uses. On-site, a 2000+/- sqft residence with 3 bedrooms and 2 baths serves as the primary living quarters, featuring a spacious open floor plan. Several other existing buildings occupy the property, including a caretaker home (a duplex with a small conference room), an office building with living quarters (6 bedrooms with 2 shared baths, plus a private director's quarters with 2 bedrooms and 1 bath), an art/crafts building, and a fully operational dining hall (seating 120). Additionally, there are 3 boys' and 3 girls' bunkhouses (6 total bunkhouses, each accommodating 30 campers), shower houses (1 for boys, 1 for girls), and over 15 camper hook-up sites with 30/50 amp outlets and water. The property also features 2 wells, a pool, a rock climbing wall, a volleyball area, and a softball field. Water sources include a large 13+ acre stocked pond with a new dock ideal for fishing, and 2 shared watersheds offering waterfowl hunting opportunities. The surrounding land provides a natural wildlife habitat, excellent for deer and turkey hunting. This property offers exceptional value, considering the unlikeliness of replicating the same amenities with current construction costs. If you seek a rural retreat with limitless potential, this well-maintained venue offers turn-key opportunities for single-family purposes, entertainment, rentals, campground development, or hosting commercial events. Showings are available by appointment only. For further information, please contact Russ Brown directly.

Note: All buildings and structures located on the premises shall be sold "as is". Purchasers may have the opportunity to conduct any inspections at their expense with no repairs or warranties made by the Sellers.

Address: 423 Woodmen Road, Patrick, SC 29584

Directions: From US-1 turn on Hartsville-Ruby Road towards Ruby/Sugarloaf Mountain, turn on St. John Church Rd, Turn on Ruth Road, Turn right on Turnage Road, Left on Woodmen Road.

Location: Patrick, South Carolina, Chesterfield County. Patrick is located in southeastern Chesterfield County. Just 13 miles north on US 1, Cheraw is the largest city near Patrick.

Chesterfield County: Chesterfield County is located in the state of South Carolina. As of the 2020 census, its population was 43,273. Its county seat is Chesterfield. The largest community in the county is Cheraw. It is located north of the Midlands, in the Pee Dee region, on its border with North Carolina.

Recreational Benefits: This property has it all! Loaded with amenities, this tract has plenty of recreational opportunities. For outdoor enthusiasts, the large pond offers fishing, while the acreage provides the ideal habitat for hunting. ATV trails could be converted to horse trails, with plenty of open space for horses or a homestead. The pool is functional, overlooking a panoramic field with a rock climbing wall, a shooting/archery range, and a covered pavilion for hosting social gatherings, events, or special occasions.

Wildlife and Hunting: Hunting and fishing in Chesterfield County has a reputation as an excellent county with a variety of wildlife. Located in South Carolina Game Zone 4, Chesterfield County has an abundance of whitetail deer, wild turkey, and hogs. Waterfowl is present on large bodies of water, ponds, and rivers. Dove fields are abundant. Public lakes and watersheds provide areas for fishing year-round.

Terrain and Natural Water Sources: The soils of the Carolina Sandhills region of Chesterfield County are noticeably sandy. The general area is predominantly level or flat, with rolling sandhills as a common topographical feature. Natural water sources are plentiful as is typical in the Pee Dee Region of South Carolina.

Sugarloaf Mountain: This local attraction is an unusual hill located in Patrick, South Carolina. Known locally as "The Mountain", it towers 100 feet above the surrounding terrain. This site is located within the Sand Hills State Forest, adjacent to U.S. Highway 1, in the Carolina Sandhills region of the Atlantic Coastal Plain.

MORE INFO ONLINE:

<https://scacres.com/>

Carolina Sandhills National Wildlife Refuge: Consolidated as part of the New Deal in 1939, The Carolina Sandhills National Wildlife Refuge is a 45,348-acre national wildlife refuge (NWR) located in Chesterfield County, South Carolina. The refuge is managed by the U.S. Fish and Wildlife Service from a headquarters located in McBee, South Carolina.

Roads and Entrances: 423 Woodmen Road, this tract offers an abundance of road frontage on Woodmen Road, with additional frontage on Turnage Road.

Airports: The nearest commercial airport is Florence Regional Airport (FLO).

School District: This tract is located in the Chesterfield County School District. Students in Patrick attend Cheraw schools. Plainview Elementary School serves K-6 grade students, located three miles below Patrick. Plainview Elementary is in the McBee School District.

Chesterfield County Tax Map Number: 177-000-000-035

Property Taxes: \$N/A.

Contacts:

Russ Brown

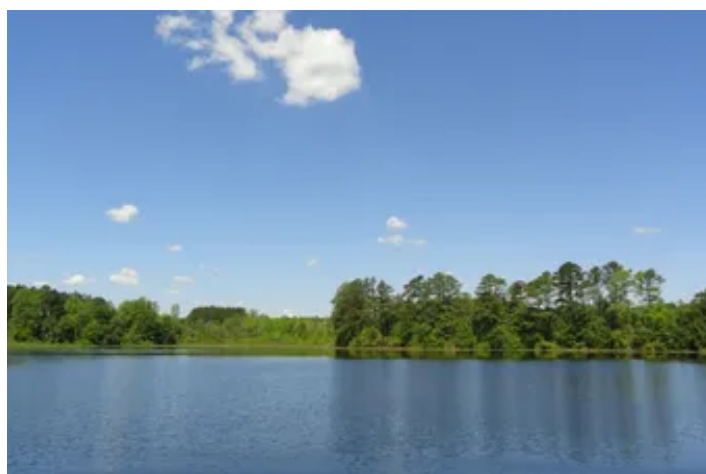
[\(803\) 718-0911](tel:(803)718-0911)

russ@scacres.com

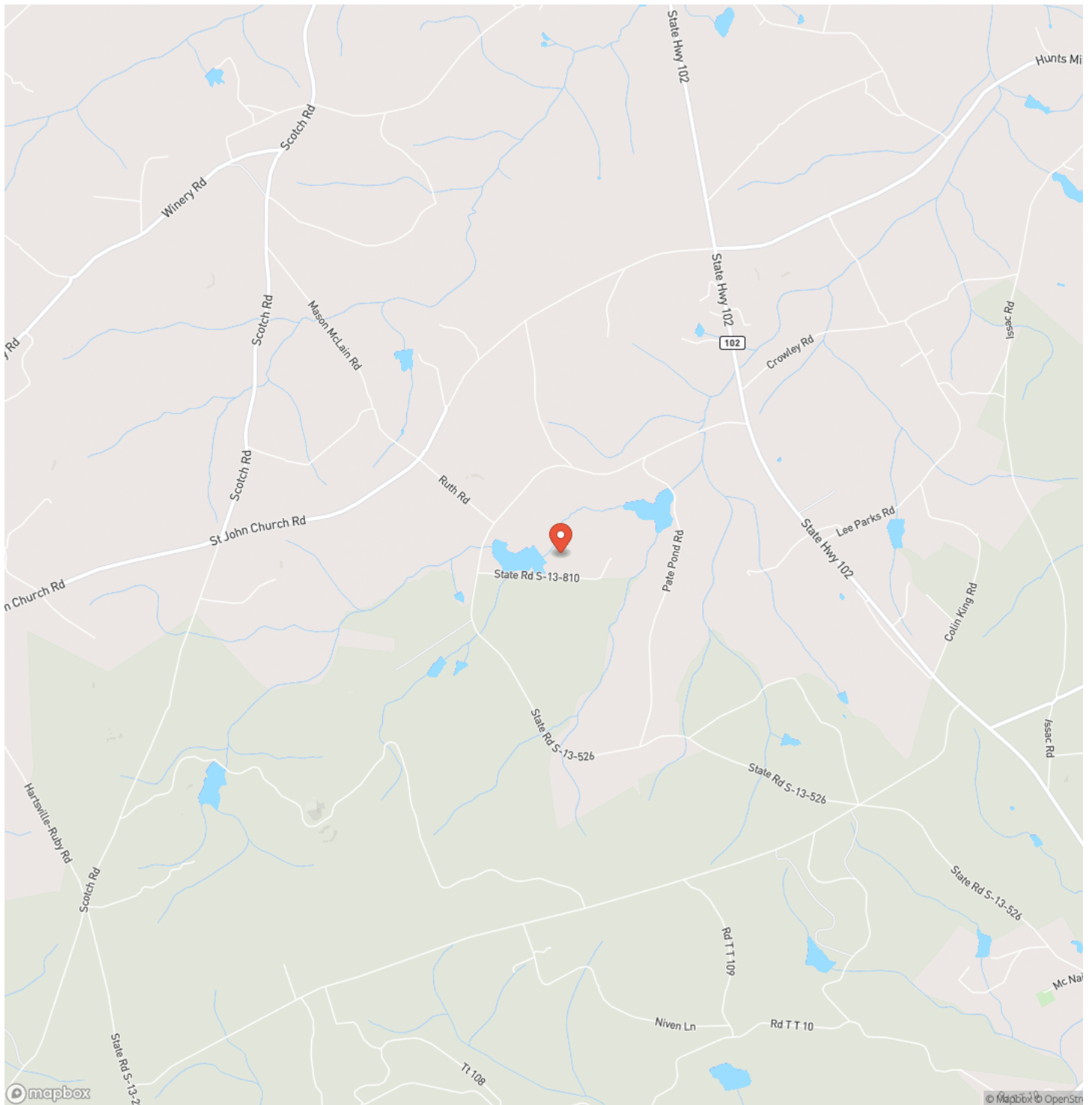
Broker & Commission Disclosure: Buyer's Agent/Broker must be identified at first contact with the Listing Broker/Agent and present during the initial property tour to receive real estate commission. Commission splits are at the discretion of Brown & Company.

Variable commission applies, 3% Commission to Buyer's Agent/Broker at closing. No commission to licensed agents acquiring any principal ownership interest in the property. No land or property condition disclosure available. Buyer/Buyer's Agent/Broker to verify information before completing due diligence. Buyer's Agent/Broker must be identified at first contact with the Listing Broker, and present at the initial property tour to receive commission.

Woodmen Tract - Rural Recreational Compound
Patrick, SC / Chesterfield County



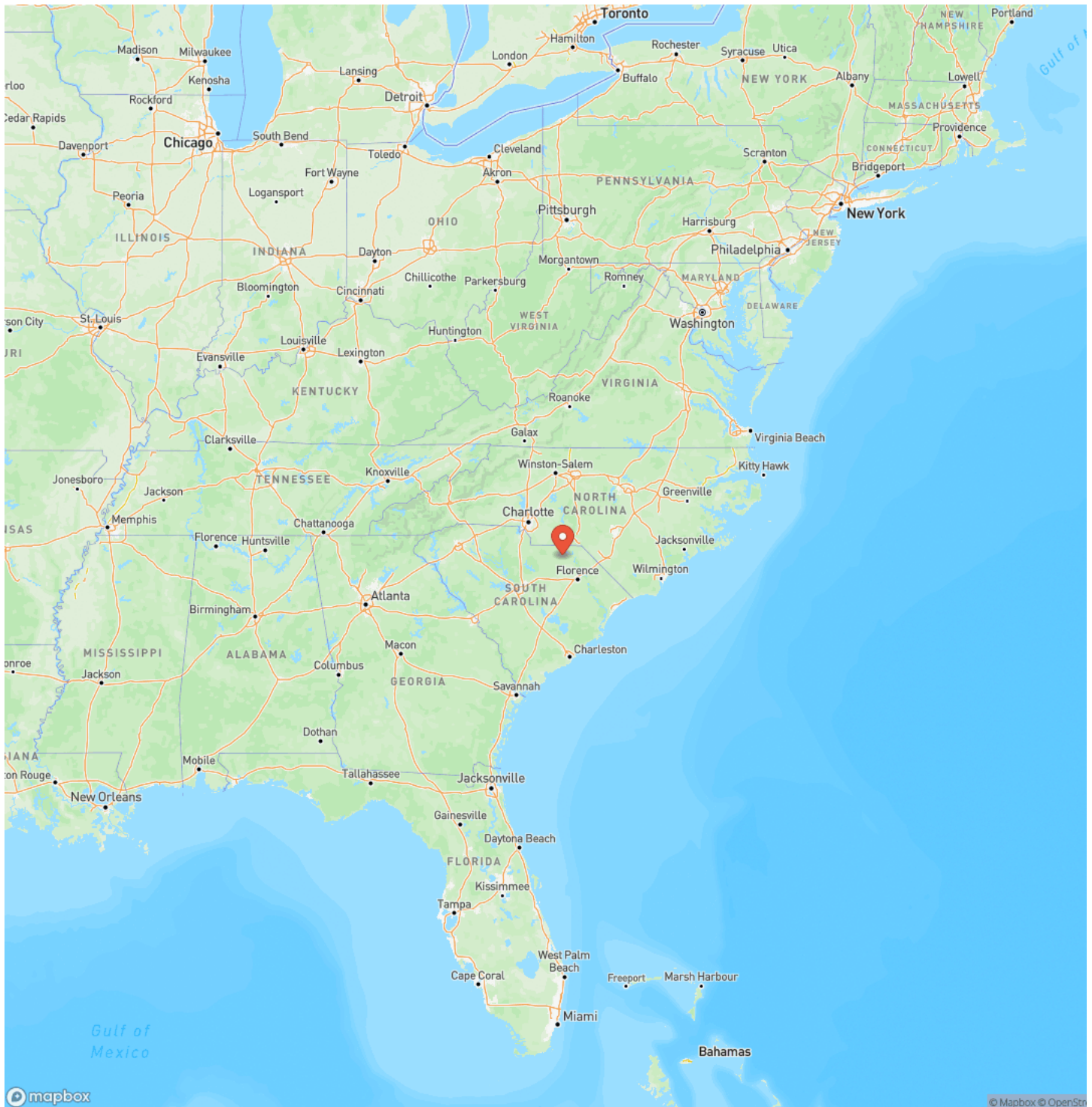
Locator Map



MORE INFO ONLINE:

<https://scacres.com/>

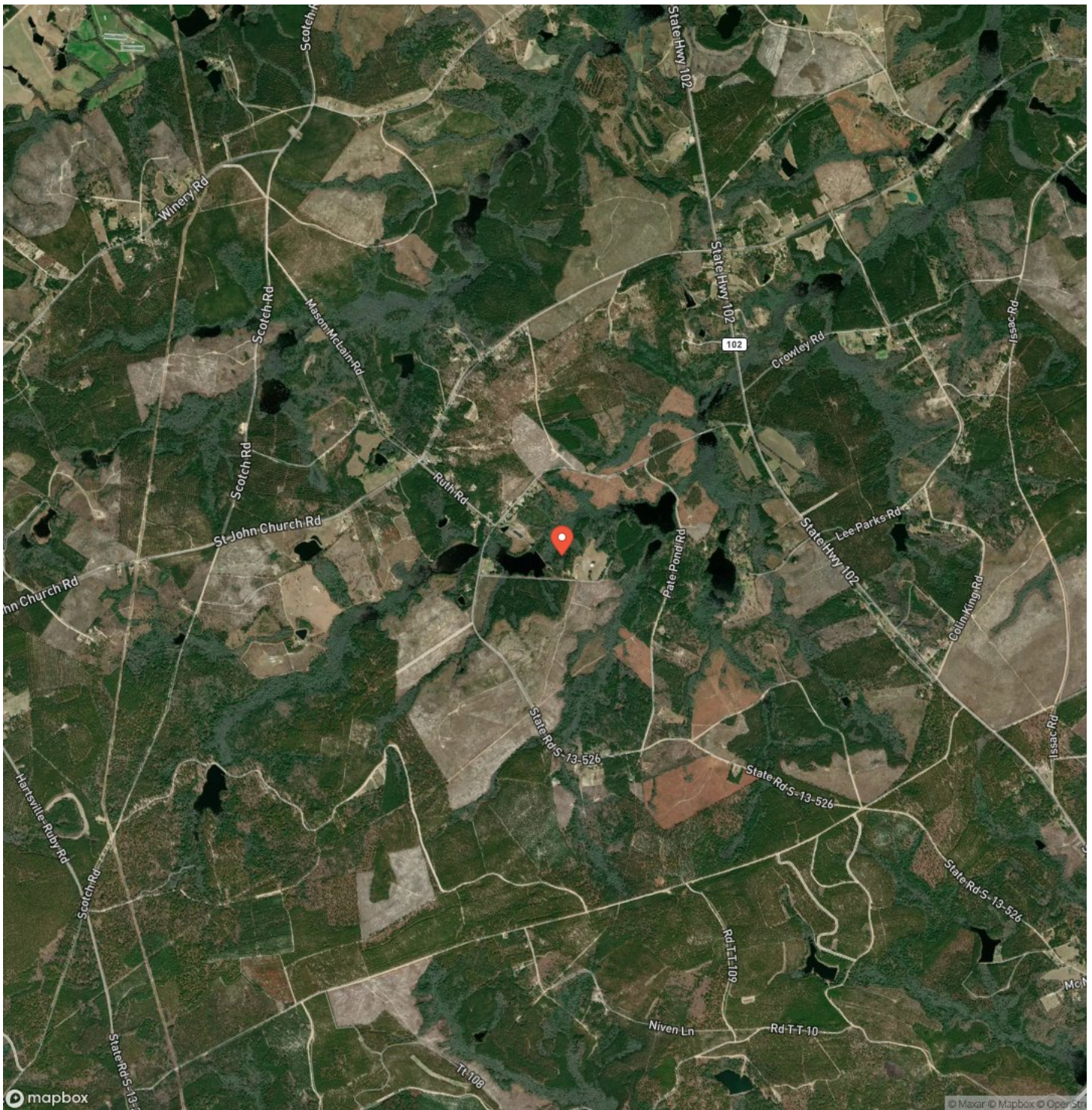
Locator Map



MORE INFO ONLINE:

<https://scacres.com/>

Satellite Map



MORE INFO ONLINE:

<https://scacres.com/>

Woodmen Tract - Rural Recreational Compound
Patrick, SC / Chesterfield County

LISTING REPRESENTATIVE

For more information contact:



Representative

Russ Brown

Mobile

(803) 718-0911

Office

(803) 337-7405

Email

russ@scacres.com

Address

City / State / Zip

Winnsboro, SC 29180

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Brown & Company
485 US Hwy 321 Byp S
Winnsboro, SC 29180
(803) 337-7405
<https://scacres.com/>
