

**Fairfield Hill's Plantation**  
1825 Fairfield Hill Road  
Blackstock, SC 29014

**\$7,400,000**  
1,032± Acres  
Fairfield County



**MORE INFO ONLINE:**

<https://scacres.com/>

**Fairfield Hill's Plantation**  
**Blackstock, SC / Fairfield County**

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**SUMMARY**

**Address**

1825 Fairfield Hill Road

**City, State Zip**

Blackstock, SC 29014

**County**

Fairfield County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Timberland, Commercial

**Latitude / Longitude**

34.52443 / -81.041925

**Taxes (Annually)**

15759

**Dwelling Square Feet**

2188

**Bedrooms / Bathrooms**

4 / 2

**Acreage**

1,032

**Price**

\$7,400,000

**Property Website**

<https://scacres.com/property/fairfield-hill-s-plantation-fairfield-south-carolina/61359/>



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## **PROPERTY DESCRIPTION**

### **Fairfield Hill's Plantation**

**1,031.22 Acres Total**

**1,025 Acre Legacy High Fence Tract with adjacent 6.22 commercially zoned acres**

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Welcome to Fairfield Hill's Plantation, South Carolina's largest and final 10-foot high-fenced wildlife preserve. This extraordinary estate spans over 1,025 acres and is enclosed by nearly 8 miles of perimeter fencing, ensuring a secure environment by limiting predators and promoting quality management practices. For over 20 years, this property has been meticulously groomed, making it a premier destination for deer and turkey hunting.

**ADDITIONAL 6.22 acres of commercially zoned adjacent property included** with a 12,000 sq. ft. enclosed metal building with 600 sq. ft. of interior office space and a 9,000 sq. ft. 3-sided metal storage building with 3-phase power. Fenced and gated.

Originally a dairy farm, the plantation's buildings pay tribute to its rich history. The rustic primary residence is a fully equipped 4-bedroom lodge. Picture yourself beside the stone fireplace or unwind in the hot tub after a long day exploring the grounds. For hosting guests, there's a spacious bunkhouse with open ceilings, a bar, pool table, a fire pit, and all the amenities needed for a comfortable stay.

Adding even more charm, the original cattle barn and a historic cabin located on the property reflect its farming heritage.

Fairfield Hill's Plantation is fully equipped with a 5,500 square-foot heated equipment shed, sporting dog kennels, a deer cooler, and a large 10,000 square-foot metal building for equipment and hay storage. If cattle farming is your interest, you'll find 125 acres of established pasture ready for use.

For fishing enthusiasts, Fairfield Hill's features 4 fully stocked ponds, ranging from 1 to 8 acres each. There is no shortage of largemouth bass and spring bream beds. If waterfowl hunting is more your style, enjoy a chilly morning overlooking the managed flood-controlled duck impoundment, enclosed with an electric fence, planted in corn, with hunting blinds already in place.

This sanctuary offers diverse habitats, with numerous wildlife food plots planted year-round. With natural resources and strategically cultivated choice crops of chufa, wheat, clover, and corn, dozens of manicured food plots create the ideal sportsmans tract for recreation throughout the year. This intentional high-grade, protein-rich planting yields remarkable trophy whitetail deer and consistent wild turkey harvests annually. Complemented by diverse hardwoods and managed stands of timber Fairfield Hill is an impressive refuge like no other.

Over 30+ miles of well-maintained interior roads and trails are suitable for vehicles and farm machinery with no wasted space or areas too difficult to reach. This special habitat coupled with its natural resources offers recreational hunting and fishing opportunities with each changing season.

Fairfield Hill's Plantation is nestled in one of the most rural parts of Fairfield County, surrounded by large farms and vast timber tracts. Despite its peaceful seclusion, it is conveniently located along the I-77 corridor, providing convenient access to both Uptown Charlotte and Downtown Columbia. This location offers the perfect blend of tranquility and accessibility.

High fence properties are often sought and seldom found in the Carolinas. Don't miss this rare and exciting opportunity to own a turn-key sporting retreat with unlimited potential. Schedule your viewing today and discover all that this truly extraordinary property has to offer. Fairfield Hill's Plantation is waiting for its next steward to continue its legacy.

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## **Property Details**

**Tax Map Number:** Fairfield County Tax ID# 039-00-00-002-000 and 039-00-00-081-000

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**Directions:** Located at 1959 Fairfield Hill Road, Blackstock, SC. From Interstate 77, take exit 48 (Winnsboro - Highway 200). Go west on Hwy 200 for approximately 1 mile to the intersection of Highway 901. Turn right on Highway 901 and travel .6 mile to Fairfield Hill Road. Turn left on Fairfield Hill Road and travel for 1.6+/- miles. Property located on left.

#### **Buildings & Structures:**

- Primary Cabin: 2,188 SF - 4 bedroom rustic lodge equipped with a dining area, kitchen, family room, and a large covered front porch.
- Guest Lodge: 1,280 SF guest lodge showcases open ceilings, a bar, pool table, bunks, and a custom stone fireplace.
- Equipment Shed: 5,620 SF heated shed, equipment and tool storage, deer cooler, and indoor processing station.
- Metal Building: 10,200 sq. ft. enclosed metal building for equipment and hay storage.
- Amenities: Fire Pit, Covered Shooting Bench and Range, 10' High Fence along the perimeter boundary.
- **ADDITIONAL adjacent 6.22 acres - COMMERCIALLY ZONED** with a 12,000 sq. ft. enclosed metal building with 600 sq. ft. of office space and a 9,000 sq. ft. 3-sided metal storage building with 3-phase power. Fenced and gated.

**High-Fence Purpose:** A high fence property is a parcel of land surrounded by a commercial-grade fence that is typically 8–10 feet tall. These fences are notably taller and more robust than standard fences. High fence hunting refers to preserves with fences surrounding the perimeter borders for the operation of whitetail hunting preserves. High fence properties can be used for a variety of purposes, including:

- **Hunting:** High fence hunting preserves; these properties allow hunters to manage wildlife and ensure herds can mature. The fences keep deer inside and predators out.
- **Scoring:** The Boone and Crockett Club adopted a policy in 1983 that makes whitetail deer and other species taken from escape-proof enclosures ineligible for its records books.
- **Wildlife Management:** High fence properties are ideal for raising trophy white-tailed deer, as well as exotic breeds like nilgai, black buck antelope, axis deer, and oryx. They can also be used for cattle, timber, quail, and ducks.
- **Other Benefits of High Fence Properties:** Security, privacy, safety, control. High fence properties can reduce unwanted varieties of vegetation growth and promote a controlled habitat. These properties reduce trespassing and provide control over the genetics of the herd.

**Recreational Benefits:** Boating and water sports are in abundance with the nearby lakes of Monticello, Wateree, and Wylie. One of the few counties in the state to be bordered along both sides by two major rivers: the Broad to the West and the Catawba to the East. Great Falls offers beginner to world-class white-water kayaking and rafting adventures with primitive camping and hiking trails within a new state park scheduled to open in 2024. Carolina Adventure World, a 2,600+ acre ATV, UTV, and motorcycle riding center provides hundreds of miles of trails, dining, overnight camping, as well as seasonal concerts.

**Wildlife and Hunting:** This enclosed, extensively managed property offers unmatched opportunities for trophy deer and turkey. The absence of wild hogs and the predator-controlled environment allows a non-pressured habitat for deer, turkey, quail and other small game to thrive. This tract is located in SC DNR Game Zone 2 and Fairfield County is heavily populated with deer, turkey, hogs, and small game should you choose to explore other hunting locations. Enjoy a guided quail and pheasant hunt at Uplands Wing Preserve located in Blair, SC (less than 25 minutes away). Largemouth bass and bream are stocked in the ponds located on the property. Should you enjoy fishing and boating on a larger scale, a short drive will take you to any of the larger nearby public lakes of Wateree, Monticello, or Wylie.

**Terrain and Natural Water Sources:** This property has gentle, rolling terrain with multiple interior spring-fed creeks that feed the ponds, waterfowl impoundment, and provide a constant water source for cattle and wildlife. Willow Branch Creek flows continuously through the southern end of the tract and empties into Big Wateree Creek which makes up the southern border of the tract.

**Roads and Entrances:** This tract has two gated entrances from paved county roads. The main entrance is located on Fairfield Hill Road and the other on Heritage Road. 30+ miles of interior roads and trails offer access throughout the property making it convenient to reach your favorite hunting and fishing locations. All are drivable with vehicles and farm machinery.

**Airports:** The nearest public airports are Charlotte-Douglas International and Columbia Metropolitan, which are roughly an hour away. The smaller aircraft airports of Winnsboro and Chester are less than 30 minutes from this location.

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**School Districts:** This tract is in the Fairfield County School District. Other educational opportunities include Richard Winn Academy (Private – South Carolina Independent School Association (SCISA).

**Property Taxes:** The 1,026 ac property is Ag-Exempt, property taxes for 2023 were \$6,125.00. The 6.22 ac is zoned commercial and taxes for 2023 were \$9,634.00.

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**Contact:**

**Jeff Parker**

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**Email:** [jeff@scacres.com](mailto:jeff@scacres.com)

**MORE INFO ONLINE:**

<https://scacres.com/>

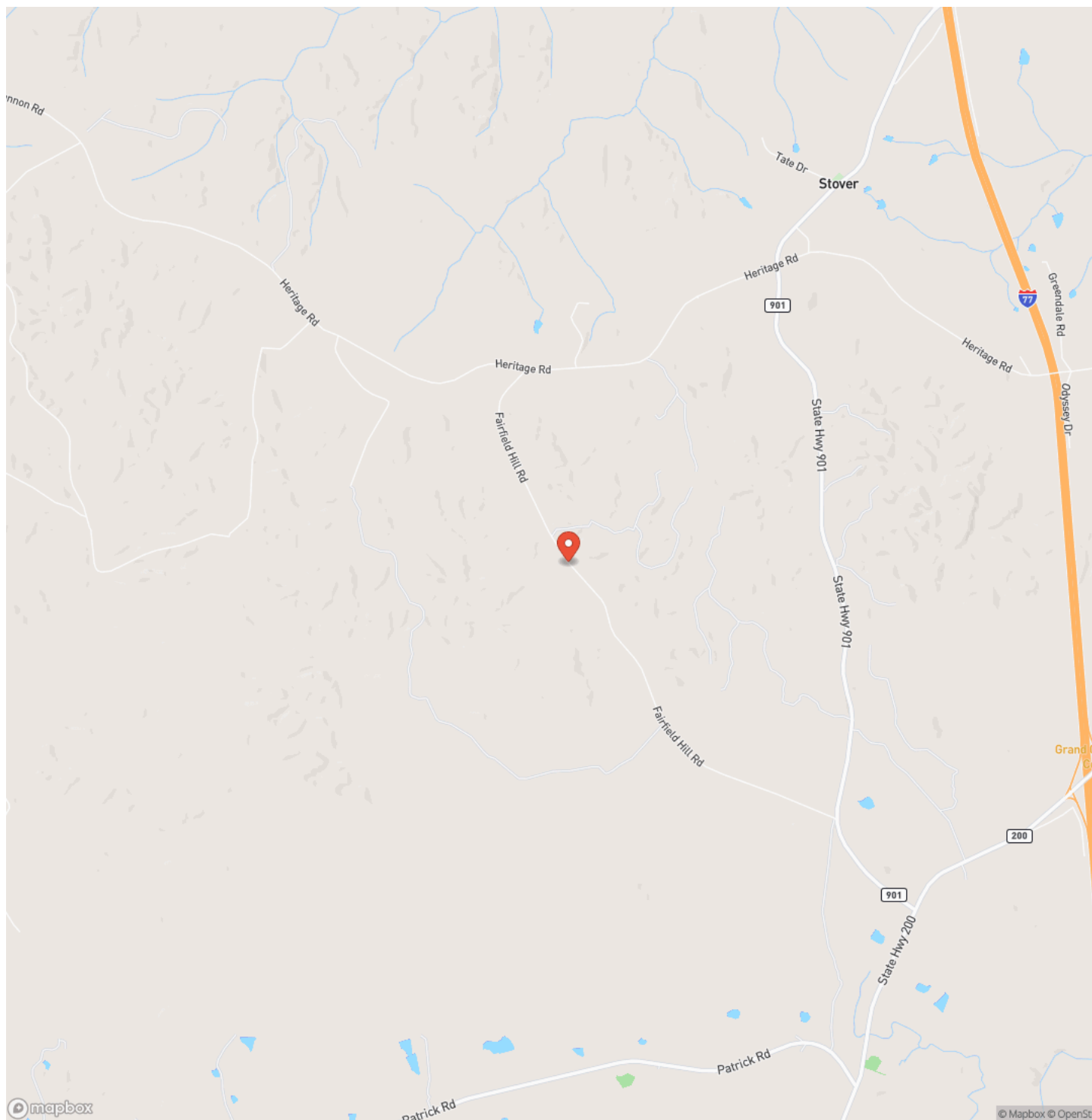
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## Locator Map

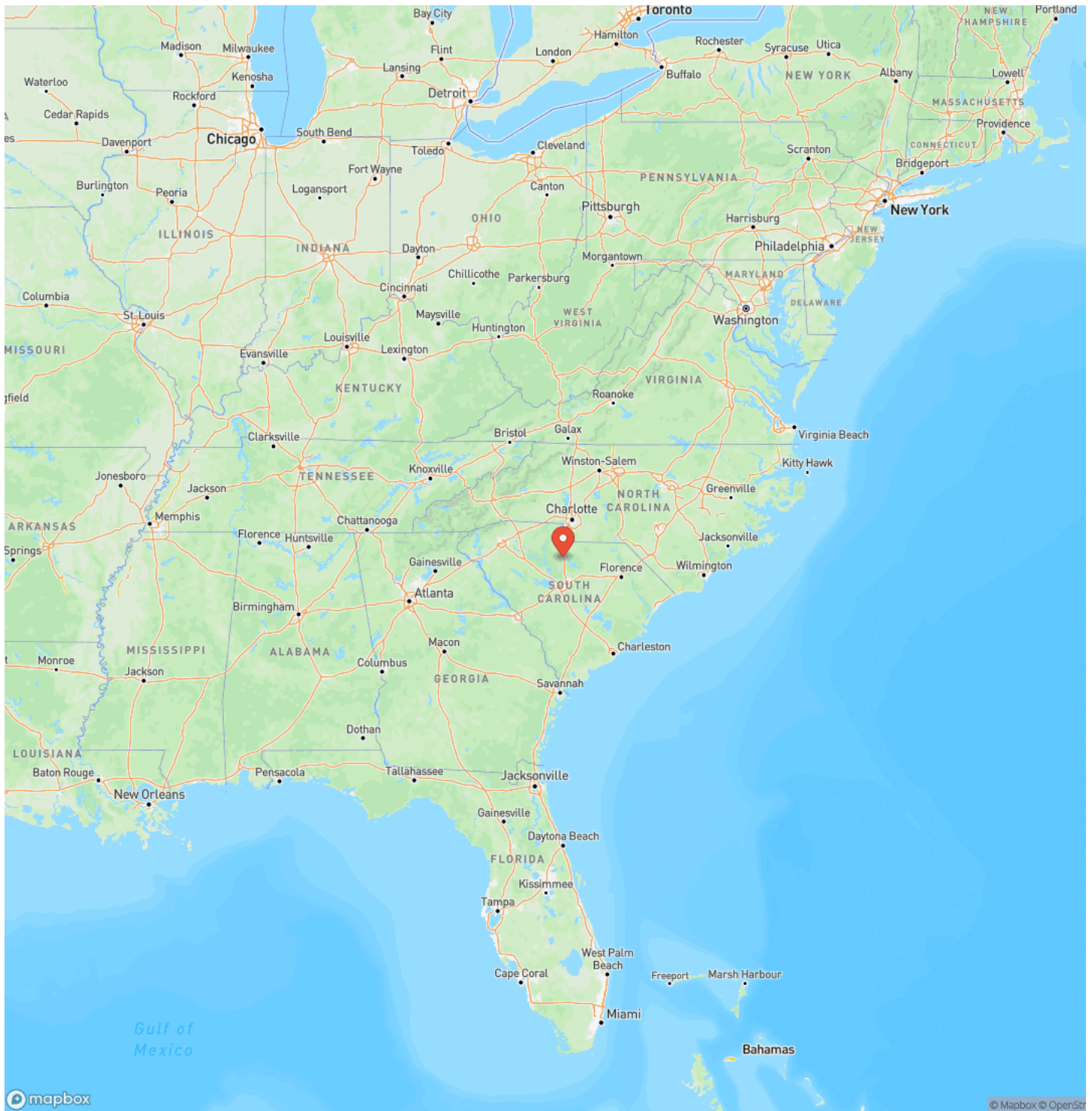


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## Locator Map

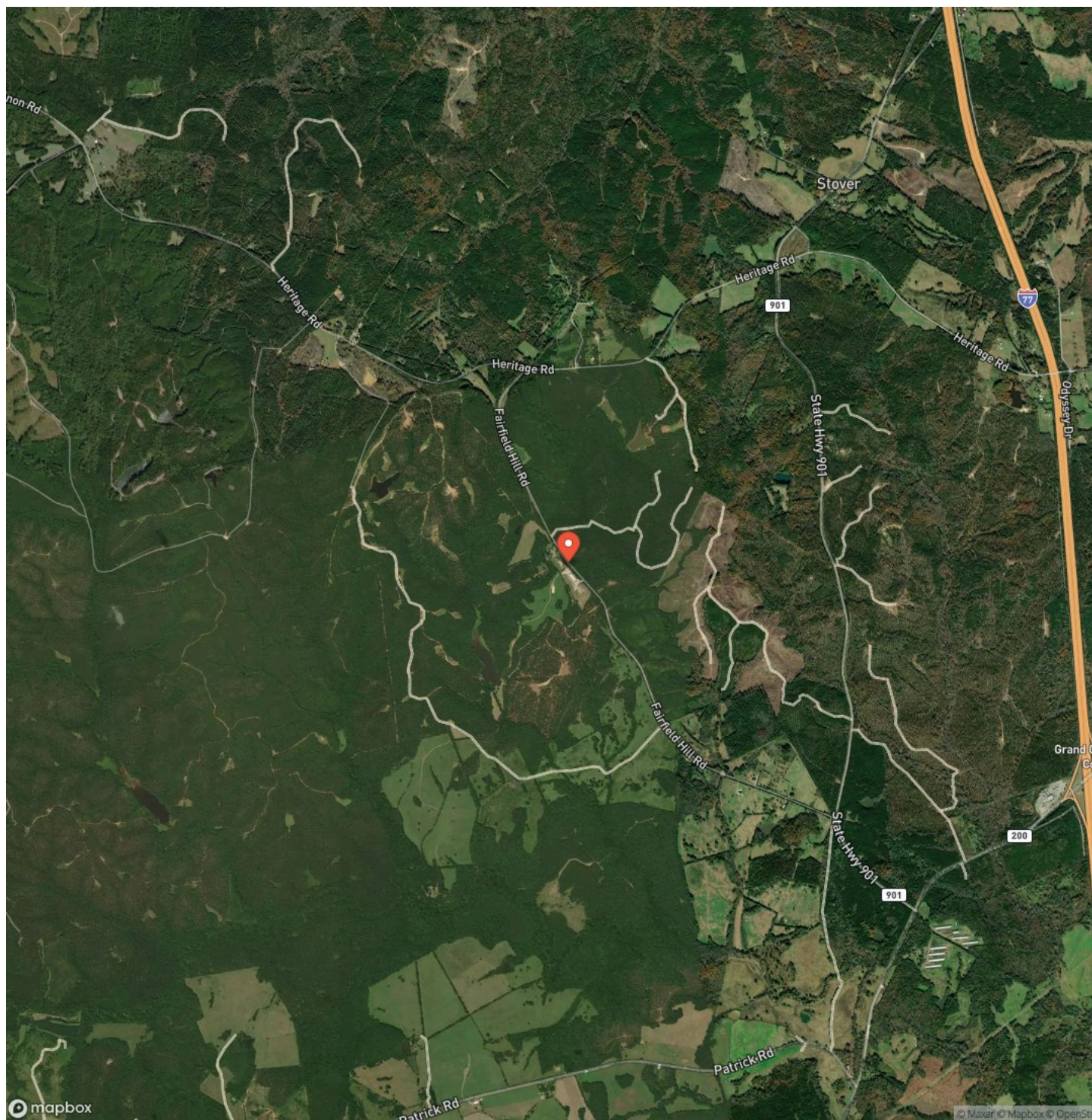


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## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jeff Parker

## Mobile

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## Office

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## Email

jeff@scacres.com

**Address**

485 US Hwy 321 Byp S

## City / State / Zip

## NOTES

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## **DISCLAIMERS**

**Broker and Commission Disclosure:** *The Buyer's Agent/Broker must be identified upon first contact with the Listing Broker/Listing Agent and the Buyer's Agent/Broker must be present at the initial property tour to participate in the real estate commission. Commission splits will be at the sole discretion of Brown & Company.*

*No commission to licensed agents purchasing in any capacity that would create any principal ownership interest in the property. No land disclosure is available. Buyer and/or Buyer's Agent/Broker to verify any pertinent information prior to the completion of the due diligence.*

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