

**RIVERS ESTATE**  
11481 Voorhees Rd  
Denmark, SC 29042

**\$550,000**  
46± Acres  
Bamberg County



**RIVERS ESTATE**  
**Denmark, SC / Bamberg County**

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**SUMMARY**

**Address**

11481 Voorhees Rd null

**City, State Zip**

Denmark, SC 29042

**County**

Bamberg County

**Type**

Hunting Land, Horse Property, Recreational Land, Residential Property, Single Family, Timberland

**Latitude / Longitude**

33.26895 / -81.197865

**Dwelling Square Feet**

3,750

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

46

**Price**

\$550,000

**Property Website**

<https://compasslandpartners.com/property/rivers-estate/bamberg/south-carolina/104865/>



## **RIVERS ESTATE**

### **Denmark, SC / Bamberg County**

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#### **PROPERTY DESCRIPTION**

Rivers Estate is a 46-acre property located in South Carolina, situated just outside Denmark, SC. This versatile tract serves multiple current uses, including agricultural, hunting, pasture, recreational, residential, and timber production, making it one of the more well-rounded properties available in the region. Whether you are looking for a working farm, a hunting retreat, an equestrian property, or a full-time residence, Rivers Estate offers the rare combination of a substantial home, productive land, and abundant natural resources in a single package.

#### **Location**

Located in South Carolina near Denmark, Rivers Estate benefits from convenient access to several regional centers - Denmark is less than 5 miles away, Orangeburg is within 25 miles, Walterboro is under 40 miles, and Columbia is less than 50 miles away. The property sits along Voorhees Road and connects easily to surrounding communities for shopping, dining, healthcare, and other amenities. Utilities are fully in place, including power, internet, a private well, and septic service, eliminating the infrastructure costs that often accompany rural properties. This combination of rural character and regional accessibility makes Rivers Estate an exceptional find.

#### **Access**

The property is accessed via 11481 Voorhees Rd, with approximately 760 feet of frontage along Voorhees Road, a paved state road, as well as county road frontage providing excellent visibility and entry options. Internal access throughout the property is provided by dirt roads, allowing movement across the land for agricultural, recreational, and timber management purposes.

#### **Topography**

The property features a varied landscape with a mix of open pasture and wooded areas, supporting its diverse current and potential uses. Barbed wire fencing is in place across portions of the property, providing established boundaries well-suited for livestock and agricultural operations.

#### **Improvements**

The centerpiece of Rivers Estate is a 4,000-square-foot brick home featuring 4 bedrooms, 3 full bathrooms, and 1 half bathroom, built with classic country estate construction and distinguished by heart pine hardwood floors throughout. The property has been held by a single owner since the home was originally constructed, a testament to its enduring quality and care. Additional improvements include an enclosed garage, a storage building, and a storage shed, rounding out the functional infrastructure on the property.

#### **Timber**

The wooded portions of Rivers Estate support mature mixed pine and hardwoods, offering both aesthetic value and potential timber income. The property's vegetation ranges from grassed open areas to partially wooded and fully wooded stands, reflecting a natural diversity that benefits both land management and wildlife habitat. This timber composition provides a buyer with options for selective harvest, continued growth, or simply the enjoyment of a well-established woodland.

#### **Wildlife and Recreation**

Rivers Estate supports an impressive variety of wildlife, including whitetail deer, turkey, ducks, geese, dove, quail, and small game, with deer and turkey populations described as plentiful throughout the property. Recreational opportunities are equally broad, encompassing hunting, fishing, hiking, ATV trails, equestrian trails, and bird watching, making this property a strong fit for outdoor enthusiasts of nearly every interest.

#### **Water Features**

A 5-acre cypress pond anchors the water features on the property, providing opportunities for fishing, duck hunting, and wildlife



observation. The pond adds both recreational value and natural character to the land, and its cypress habitat is particularly well-suited for the waterfowl activity already observed on the property.

### **Current and Potential Use**

Rivers Estate is currently operating across a broad range of uses, including agriculture, hunting, pasture, timber, recreation, and residential living. The potential uses are equally expansive, supporting cattle, grazing, horses, livestock, row crops, a ranch operation, or continued use as a private single-family estate. A buyer looking to consolidate multiple land use goals into a single property will find Rivers Estate a compelling option.

### **Summary**

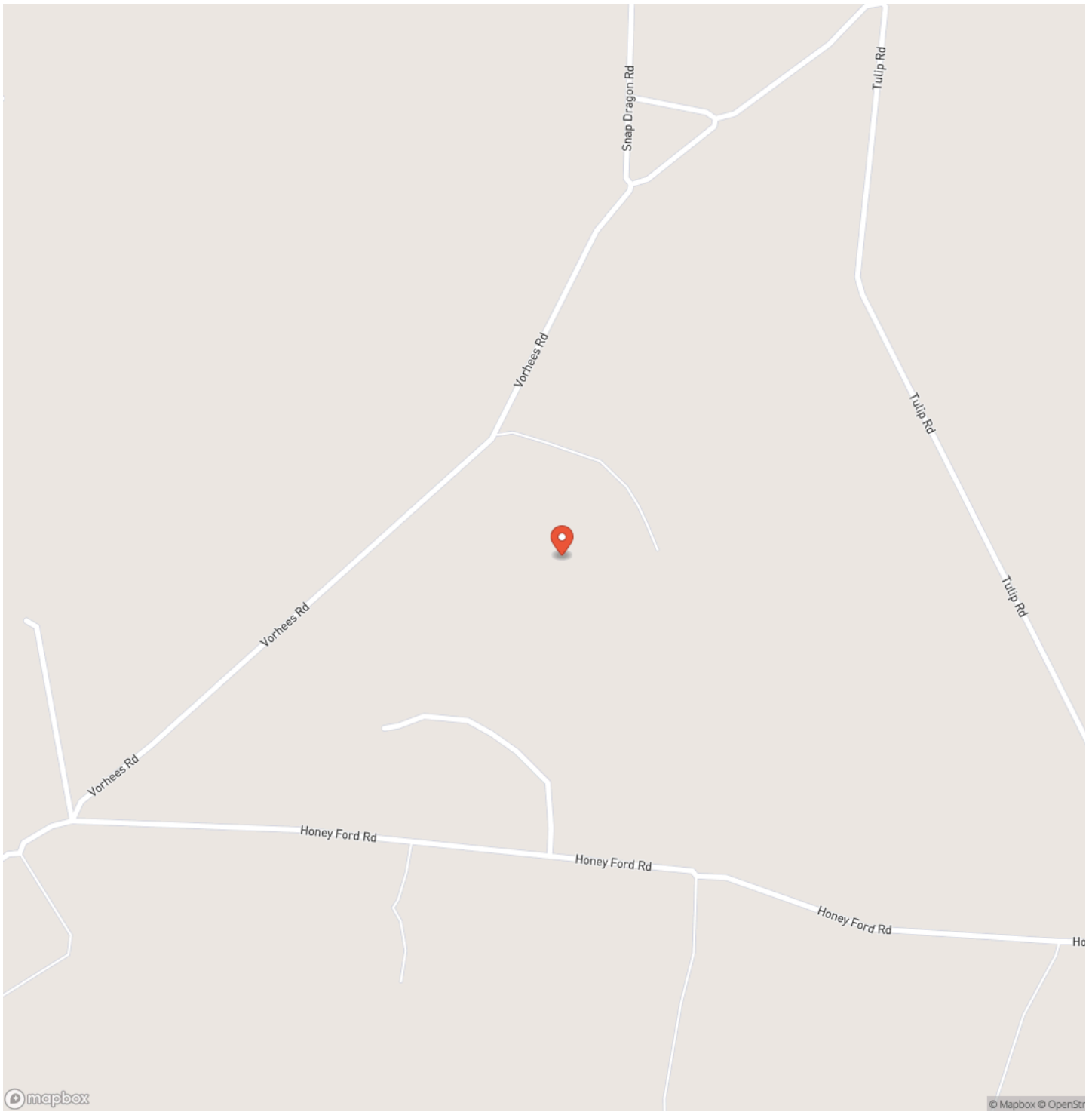
Rivers Estate offers 46 acres of productive, well-improved South Carolina land with a 4,000-square-foot brick home, mature timber, a 5-acre cypress pond, strong wildlife populations, and agricultural infrastructure, all within minutes of Denmark and less than 50 miles from Columbia. The property's diverse land uses, established improvements, and convenient location make it suitable for a wide range of buyers, from farmers and hunters to equestrians and those seeking a classic country residence. Contact us today to learn more about Rivers Estate or to schedule a private showing.



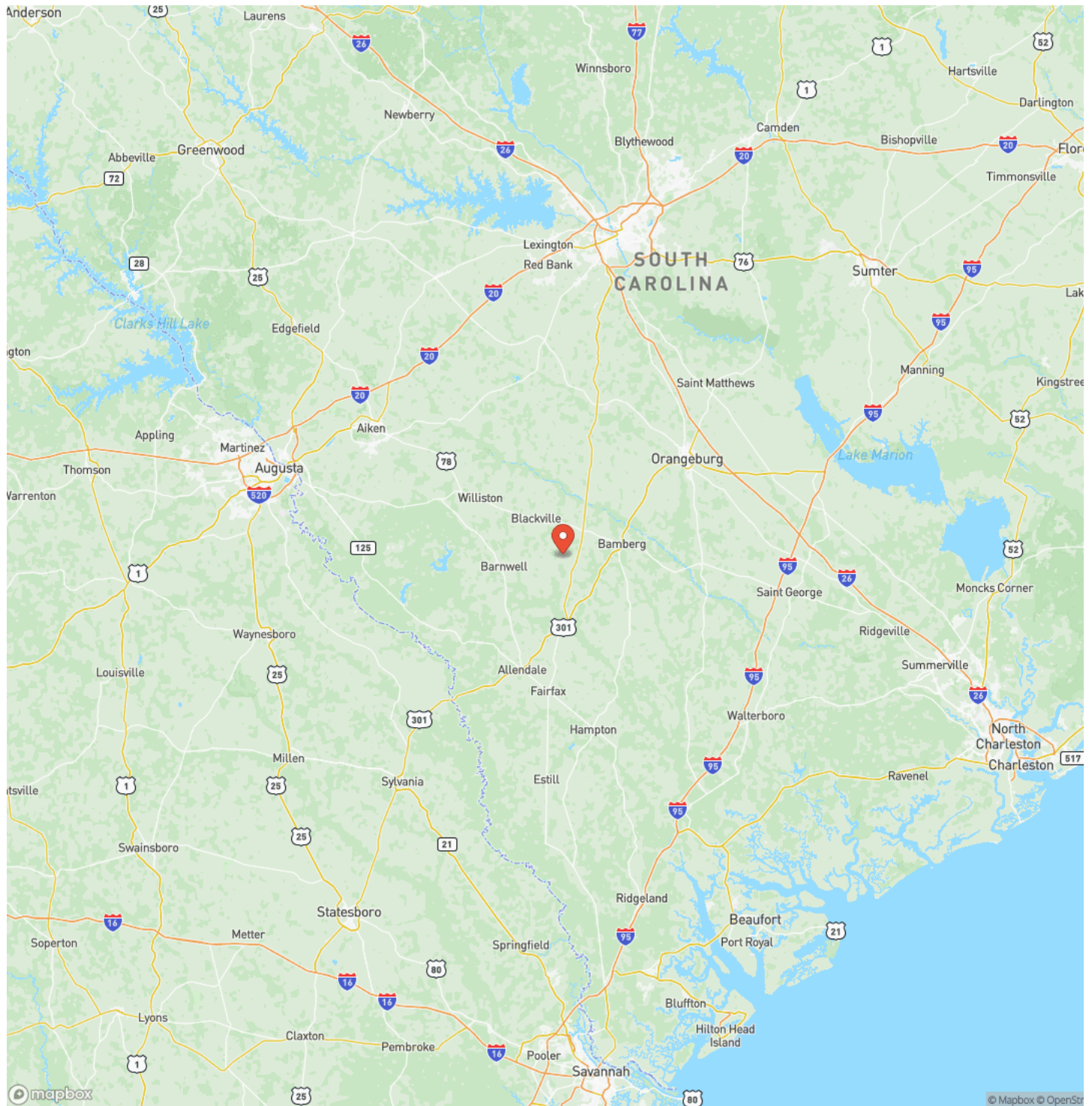
**RIVERS ESTATE**  
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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.



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