

RIVERS ESTATE
11481 Voorhees Rd
Denmark, SC 29042

\$550,000
46± Acres
Bamberg County



RIVERS ESTATE
Denmark, SC / Bamberg County

SUMMARY

Address

11481 Voorhees Rd

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

4,000

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

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

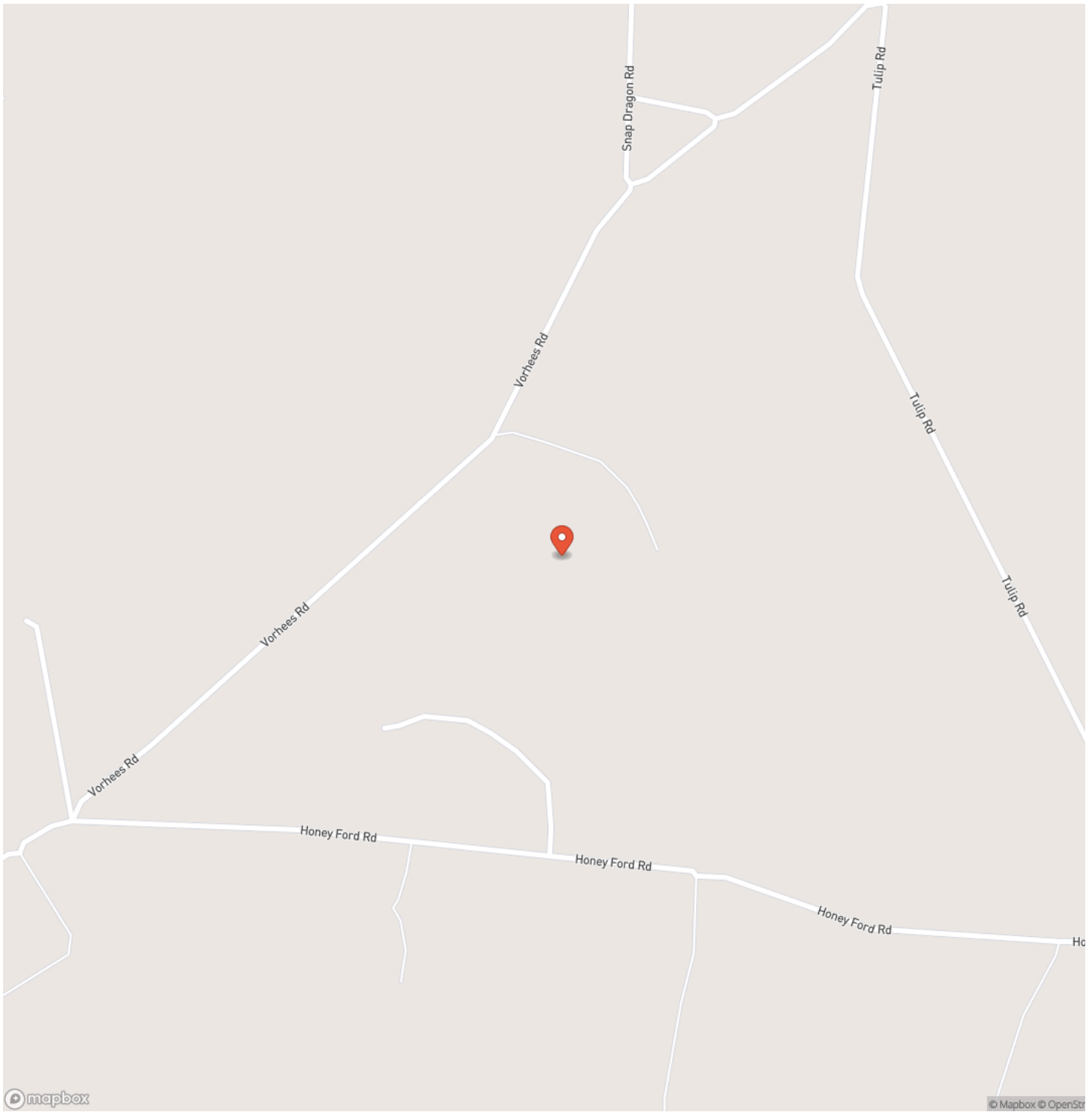
Rivers Estate offers 46 acres of productive, well-improved South Carolina land with a 4,000-square-foot brick home, mature timber, a 5-acre cypress pond, strong wildlife populations, and agricultural infrastructure, all within minutes of Denmark and less than 50 miles from Columbia. The property's diverse 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.



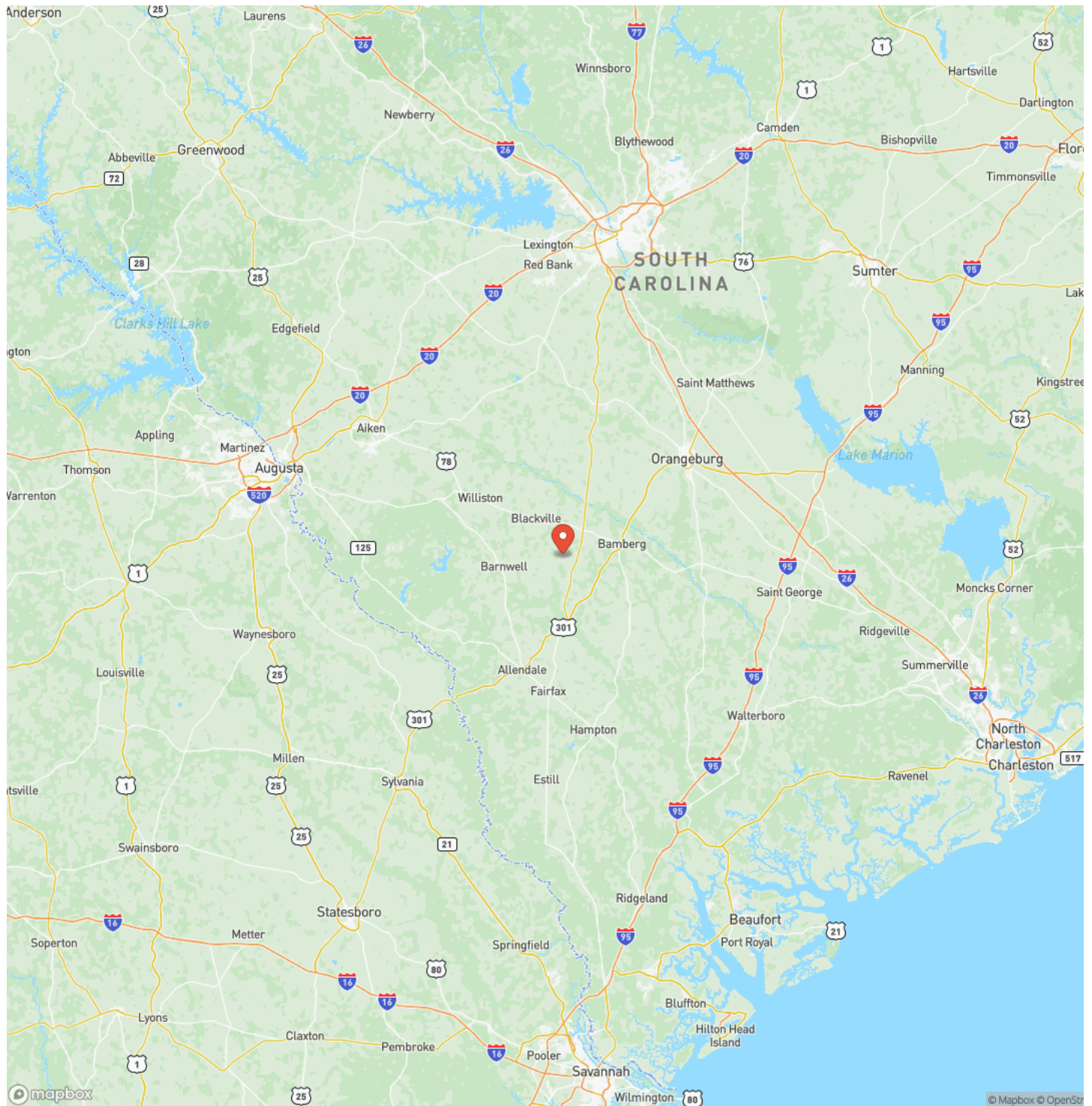
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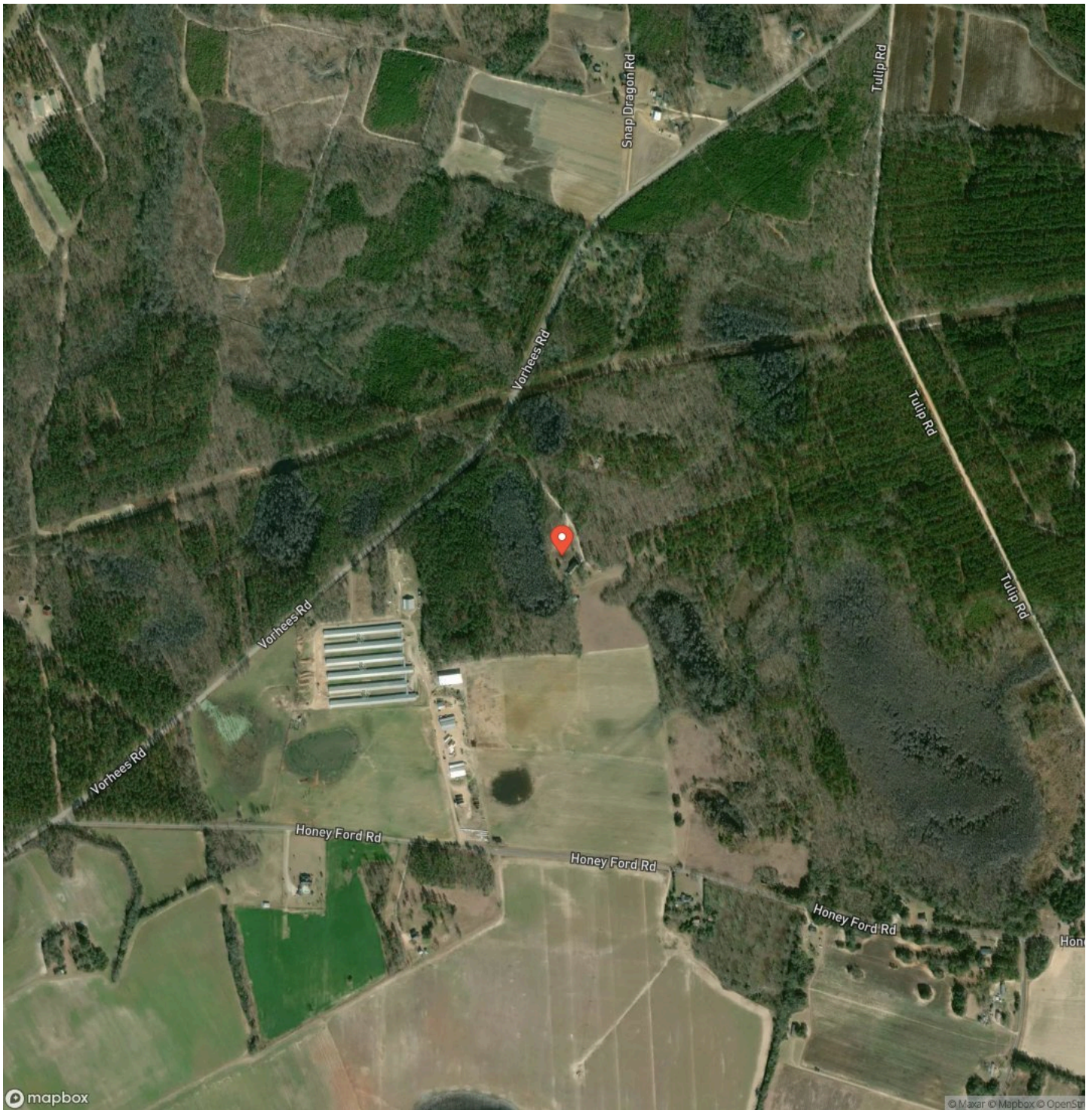
Locator Map



Locator Map



Satellite Map



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