Gunrise Farms
1263 Brazelmans Bridge Rd
Newberry, SC 29108

$3,500,000
314± Acres
Newberry County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/office/mossy-oak-properties-milliken-advisors-realty-group/#rs-office-listings

SUMMARY

Address
1263 Brazelmans Bridge Rd

City, State Zip
Newberry, SC 29108

County
Newberry County

Type
Recreational Land, Timberland, Residential Property, Hunting Land, Farms

Latitude / Longitude
34.407959 / -81.551825

Dwelling Square Feet
1,400

Bedrooms / Bathrooms
4 / 3

Acreage
314

Price
$3,500,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Gunrise Farms is an exceptional 314-acre recreational tract that offers a rare blend of productive wildlife habitat, comfortable accommodations, and functional infrastructure - all meticulously managed with an emphasis on quail. Bordering Indian Creek, the property provides outstanding hunting, wildlife viewing, and year-round outdoor enjoyment.

The property features eight upland fields and six strategically placed small food plots, all thoughtfully maintained to support abundant populations of a variety of wildlife. Professional management practices have created ideal early-successional habitat with diverse native grasses, lush clover, forbs, and cover that quail thrive in. Rolling terrain transitions from managed pine stands open fields to wooded edges and creek bottom, delivering a rich mosaic of habitats that also attract turkey, deer, and a variety of small game. The property's borders along Indian Creek add valuable water access, riparian wildlife travel corridors, and additional bottomland habitat.

Gunrise Farms is a unique private inholding within the US Forest Service-owned and managed Indian Creek Quail Focal Area of Sumter National Forest, which is likely to be preserved from development. The owners have worked to improve habitat for deer, turkey, quail, songbirds and pollinators creating habitat connectivity across the public-private boundary. The fields of Gunrise Farms include a five-acre wildflower meadow, ~2 acres of prairie grasses and ~4 acres of brood fields. The next owner of the property will have a unique opportunity to continue to build upon the previous owner's conservation legacy.

This property has existing improvements and infrastructure that allow a new owner to settle in before the next hunting season. The existing structures could also serve as a platform for expansion with a larger lodge or home construction.

A well-appointed cabin provides cozy living quarters perfect for weekend getaways or extended stays. A bunkhouse provides additional sleeping capacity ideal for hosting family, friends, or hunting groups.

A picturesque pond complete with a pond house offers relaxing waterfront amenities, fishing opportunities, and a scenic focal point.

Three spacious, functional shop buildings provide ample room for equipment storage, ATV/UTV maintenance, dog kennels, or workshop space. One three-bay shop building also contains an efficiency apartment with full bath and kitchen.

Together, these improvements make the property turn-key for immediate enjoyment while supporting serious land stewardship and recreational use.



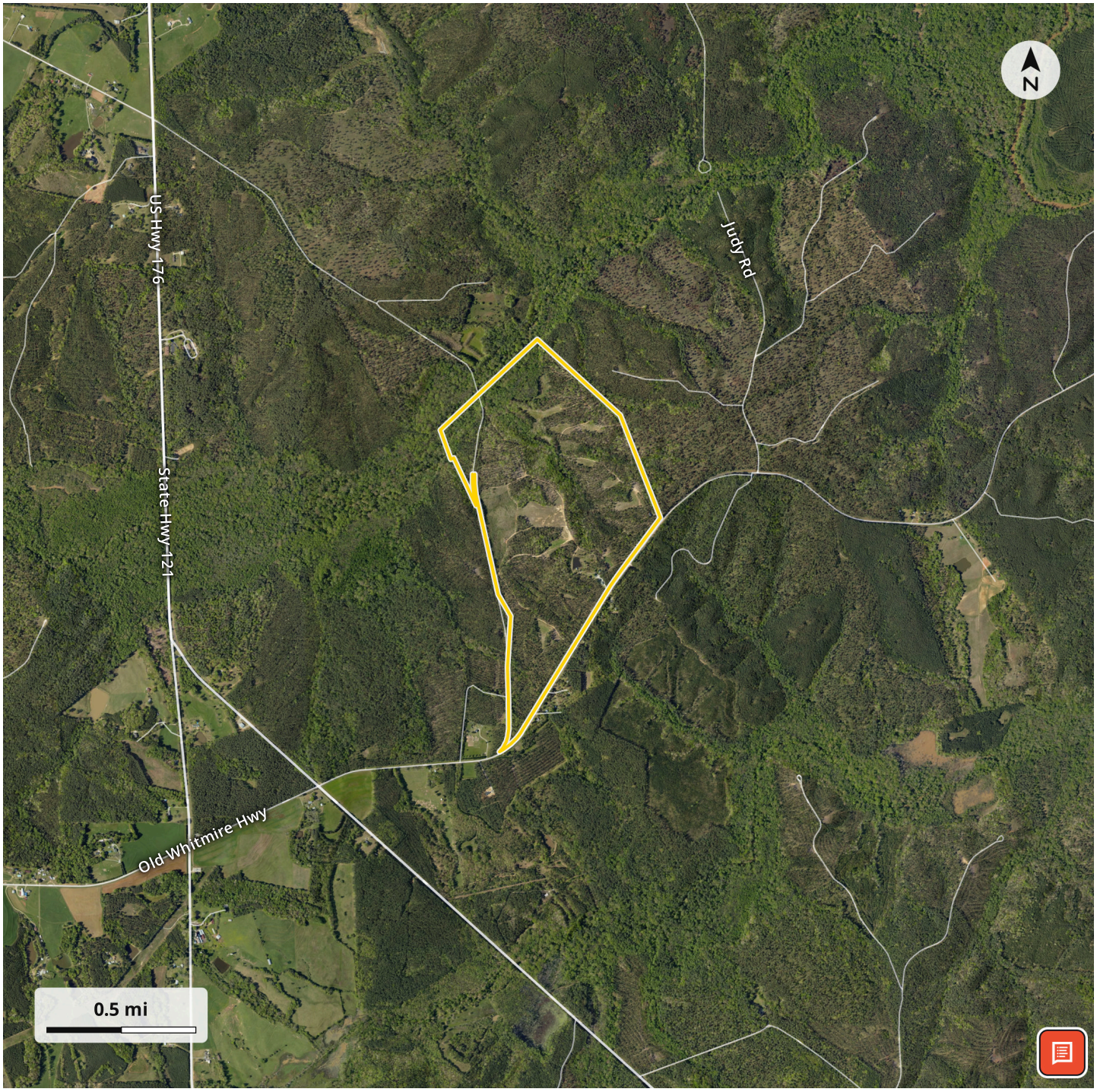





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Locator Map



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Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Alex Campbell

Mobile
(864) 901-3869

Office
(803) 722-1124

Email
acampbell@mossyoakproperties.com

Address
245 Stoneirdge Drive

City / State / Zip
Columbia, SC 29210

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DISCLAIMERS

"***Property inspections shall be done during daylight hours. Seller and Rural Land Investments in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property."***

Mossy Oak Properties Milliken Advisors Realty Group
245 Stoneridge Drive
Columbia, SC 29210
(803) 722-1124
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