

BLACK PEARL FARMS

160 +/- Acres

Bamberg County, SC

\$1,495,000

PENDING

NATIONAL LAND REALTY®

Address:

116 Byrd Lake Rd
Branchville, SC 29432

Location:

From Branchville head west on Hwy 78. Go 2 miles and turn Right onto Farrell's Rd. Just under 2 miles turn Left onto Hwy 61. After 2 miles the farm entrance is on the LEFT (Showings by Appointment Only)

Property Highlights:

Introducing Black Pearl Farms, an exceptional organic blueberry operation located in the South Carolina Lowcountry. Black Pearl Farm boasts a half mile of frontage on the Edisto River, a beautiful home, a cabin, a packing facility with an upstairs apartment, a pond, irrigated blueberry orchards and farmland. The home is 1942 sq ft (3BR/2BA) with an open floorplan and a large wrap-around screened porch. The cabin has a rustic but updated feel with large upstairs bedroom (bunkroom). The processing facility is equipped with all of the packing equipment needed to handle 50,000 lbs of blueberries per year, including a 10x12 cooler room. There is a 2 BR apartment upstairs with a balcony overlooking the pond! There are 20 acres of irrigated blueberry bushes and 20 of irrigated farmland with high electric fencing (currently growing hemp). There four wells and ample water to run a successful farm. There are also multiple equipment sheds and storage buildings on the property. Also included in the sale are two John Deere tractors, a mower and 3 UTVs. The river frontage is incredible! There is a boat launch, a canoe rack and even a sandbar to swim on! This portion of the Edisto is wide, beautiful and full of life! The farm is located 7 miles from the town of Branchville, 25 miles from Orangeburg, and just over an hour from both Columbia, Beaufort and Charleston. This is a



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