



Recreational Land for Sale River's Edge Chester, South Carolina



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Property Overview

Rivers Edge consists of 451+/- pristine acres, complete with a custom built 6,000 square foot lodge, in the southwest corner of Chester County, SC. This magnificent property stretches for close to one mile along the Sandy River which feeds into the Broad River approximately one mile from the southern boundary of Rivers Edge. The landscape of the property is extraordinary – gently rolling hills of high quality mature loblolly pines that have been thinned twice (age & acreage?) that are separated by beautiful hardwood draws including two very large hardwood stands: one that drains into the river and one that is adjacent to the twelve acre pond. This pond, which has a maximum depth of thirty feet, was stocked with Tiger Bass approximately six years ago and like the rest of the property has been under an intense management plan since that time. Beautiful hardwood bottoms run along the river and two large food plots (4 & 2 acres) have been implemented adjacent to these hardwood bottoms. Rivers Edge has a total of fifteen food plots that are easily accessible by an excellent road system and have been planted annually for the past six years. Three of these food plots can be hunted in a custom built enclosed tower stand that remain with property.

The lodge at Rivers Edge is truly exceptional. A spacious garage provides all the room you need for ATV's, hunting gear, deer stands, decoy bags, etc. The first floor consists of large, open kitchen and living area that includes a stone fire place. This main room is surrounded by three bedrooms (including a master with master bath) and a sunroom. The second floor offers a separate living area accessed by a stairwell from the garage that has its own bedroom, bathroom, and gameroom. Outside, a covered patio wraps around the lodge, creating the perfect setting for outdoor dining and gathering.

Rivers Edge is also located just on the inside of the northeastern boundary line of the Enoree Ranger District of the Sumter National Forest – approximately one hour from Greenville, Columbia, and Charlotte. This district consists of 170,000 acres throughout five counties in South Carolina and offers excellent outdoor recreational opportunities including hunting, fishing, hiking, camping, canoeing, horseback riding, and mountain biking.

Rivers Edge is a premiere property of Upstate South Carolina that offers a wonderful combination of hunting, fishing, investment, and recreational opportunities. The owner's dedication to timber and wildlife management has produced unbelievable results that have transformed this property into a lasting sportsman's paradise where the southeastern outdoor heritage can be passed down to the next generation. This property is priced to sell at \$3,326/acre – call today for more information one of the area's finest turn-key estates!



Property Details

- County: Chester
- Price: \$1,500,000
- Improvements: 6,000 Square Foot Lodge
- Additional Features: 12 Acre Pond



Property Aerials







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River's Edge - Chester, South Carolina

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