



4700 DACUSVILLE HWY.
MARIETTA, SC 29661

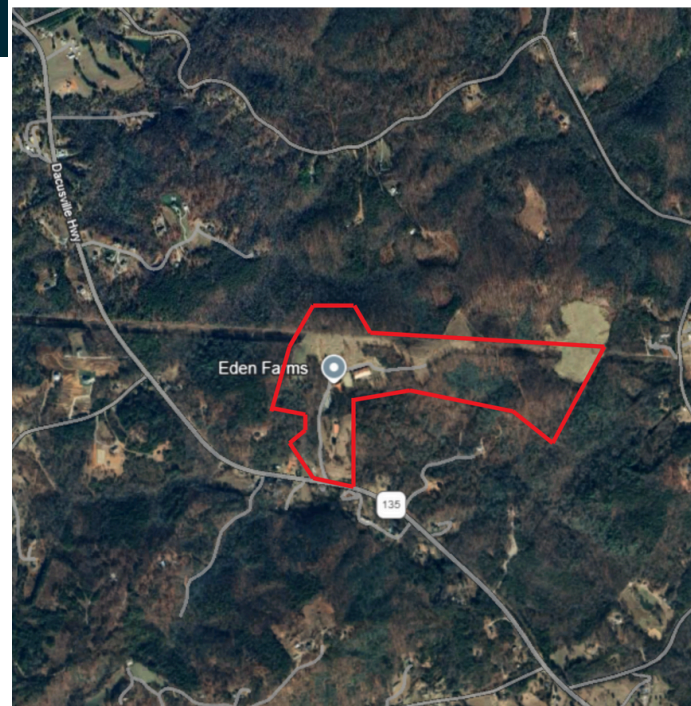
OUTDOOR & HORSE ENTHUSIASTS

FOR SALE



PICKENS COUNTY, SOUTH CAROLINA

Just under 160 acres in Upstate South Carolina, Eden Farms is a horse lovers dream. With gorgeous views of the Appalachian mountains, a carefully crafted 40 stable horse barn with numerous amenities, outdoor and covered arenas, a hay barn, trails to ride, fenced pastures and more. For almost 20 years, Eden Farms has been and still is a fully operating facility with boarding, lessons, trail riding and special events. The farm is also the home of Happy Hooves; a non-profit therapeutic riding organization for special needs children and adults as well as at-risk children and teens.



Michael Spiers

D: 864-679-3634 | C: 864-360-1417
mspiers@windsorroughtry.com



Leif Busby

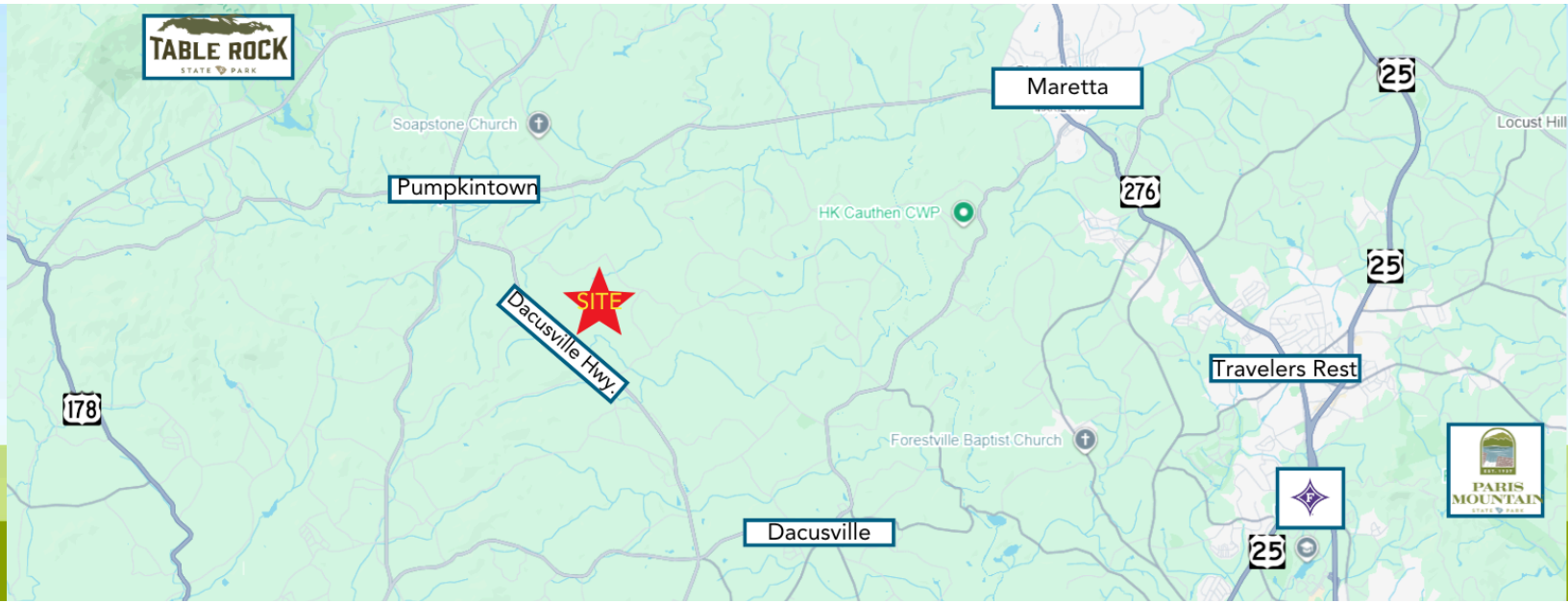
D: 864-679-3621
lbusby@windsorroughtry.com

No warranty is made as to the accuracy of this information, and same is submitted subject to errors, omissions, price change, rental or other conditions, withdrawal without notice, and any special listing conditions imposed by our principals. William J. Alexander, IV - Broker In Charge

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PROPERTY FEATURES

- Three (3) story horse barn with 40 stalls (14x14)
- Two Entry/exit doors
- Tack room; private tack storage lockers
- Immaculate restrooms with showers
- Four wash down racks
- Breakroom complete with washer/dryer
- Event space on 2nd level complete with living quarters on the 3rd level
- Large outdoor deck for relaxed viewing of arenas and pastures
- Outdoor arena (110'x220') lights, sprinkler system
- Covered arena (100'x200') lights, sprinkler system
- Dressage arena (66'x132')
- Round pen
- 18 Electrobraided protected pastures of varied sizes
- On-site trailer parking
- Open pasture and hardwood forest trail riding
- Beautiful views of Table Rock, Caesar's Head, and Paris Mountain
- Hay Barn
- Paved access roads and parking
- Solar water pump
- Price: \$3.5 MM
- Shown to qualified buyers by appointment only.



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