

PREMIERE ESTATES

LUXURY REAL ESTATE

GLOBAL • BESPOKE • MARKETING

WORLDBID AUCTION

FEBRUARY 13TH, 2025 NOON EST

WATCH VIDEO



900 FAIRVIEW FARMS RD

CAMPOBELLO, SC 29322

PREMIEREESTATES.COM



PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT



Welcome to Meadow Brook, where luxury and equestrian excellence meet in perfect harmony. Nestled on almost 100 acres of picturesque land, this state-of-the-art horse farm offers an unparalleled experience for both horse enthusiasts and those seeking a tranquil retreat. As you enter the property, you'll be captivated by the exceptional mountain views that surround you. Immerse yourself in nature as you explore the horse trails that wind through the property, providing endless opportunities for adventure and exploration.

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT



PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT



PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM | CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT



The centerpiece of this magnificent estate is the 10,688 sqft main home, spanning three levels and boasting luxurious amenities at every turn. Step inside and be greeted by a grand foyer, leading you to a world of opulence. The main level features a gourmet kitchen with top-of-the-line appliances, a walk-in pantry, and a stunning living room with vaulted ceilings, exposed beams, and floor-to-ceiling windows that showcase the breathtaking views. Indulge in relaxation in the owner suite, complete with spacious his and hers closets, laundry and the most beautiful bathroom. A beautiful sitting room with direct access to the screened-in porch, and waterfall pool. The main home also offers a large bar, game room, massage suite with a steam shower, and a gym, ensuring that every desire is catered to.

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT



GREAT ROOM

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT



FORMAL DINING ROOM

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT



KITCHEN

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT



KITCHEN

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

BLACKSTREAM® **CHRISTIE'S**
INTERNATIONAL REAL ESTATE

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com



KITCHEN

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

BLACKSTREAM CHRISTIE'S
INTERNATIONAL REAL ESTATE

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com



PRIMARY SUITE BEDROOM

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT



PRIMARY SUITE BATHROOM

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT



GAME ROOM AND BAR

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

BLACKSTREAM® **CHRISTIE'S**
INTERNATIONAL REAL ESTATE

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com



GAME ROOM AND BAR

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM® **CHRISTIE'S**
INTERNATIONAL REAL ESTATE

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com



WINE CELLAR

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

BLACKSTREAM® **CHRISTIE'S**
INTERNATIONAL REAL ESTATE

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com



For your guests, a 4,400 sqft guest house awaits, providing the perfect blend of comfort and privacy. Connected to the equestrian dream barn, this guest house offers direct access to the heart of the equestrian facilities.

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

BLACKSTREAM® **CHRISTIE'S**
INTERNATIONAL REAL ESTATE

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com



PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT



PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT



Speaking of the equestrian facilities, the barn is a true masterpiece. With 7 stalls equipped with automatic waterers, separate fans and lights for each stall, and fully matted floors, your horses will be treated like royalty. The barn aisle is lined with rubber pavers, ensuring secure footing for the horses. Inside, you'll find a spacious riders lounge/tack room with a kitchenette, full bathroom, and built-in blanket drawers. A wash rack with hot/cold water and warming lamps adds to the convenience, while a large workshop and beautiful courtyard complete the picture.

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM | CHRISTIE'S
INTERNATIONAL REAL ESTATE

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com



PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT



PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM® **CHRISTIE'S**
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT



As you explore the property, you'll discover lush pastures, a soothing waterfall, and a park-like setting that will take your breath away. Cross the beautiful bridge and immerse yourself in the serenity of this truly incredible estate. Meadow Brook is more than just a horse farm; it's a lifestyle. Whether you're a seasoned equestrian or simply seeking a luxurious retreat, this architectural gem offers the perfect blend of elegance, functionality, and natural beauty. Come experience the magic of Meadow Brook and make your equestrian dreams a reality.

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM® **CHRISTIE'S**
INTERNATIONAL REAL ESTATE

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

PROPERTY DETAILS

LOT SIZE	94.51 Acres
MAIN HOME LIVING AREA	10,688 sqft
GUEST HOUSE LIVING AREA	4,400 sqft
YEAR BUILT	2009
BEDROOMS & BATHROOMS	4 Bedrooms 4 Full Baths & 2 Powder Rooms

FEATURES

- Located on nearly 100 acres of picturesque land with breathtaking mountain views.
- Horse trails throughout the property for adventure and exploration.

Main Home

- Three levels with a grand foyer and vaulted ceilings featuring exposed beams.
- Gourmet Kitchen with top-of-the-line appliances and walk-in pantry.
- Primary Suite: Lavish bathroom, his-and-hers closets, private sitting room, laundry, and access to the screened-in porch with a waterfall pool.
- Entertainment & Relaxation: Large bar, game room, massage suite with a steam shower, and gym.

Guest House

- 4,400 sqft guest house connected to the equestrian barn, offering privacy and convenience.

State-of-the-Art Equestrian Facilities

- Dream Barn: 7 stalls with automatic waterers, individual fans, and rubber-matted floors.
- Rubber-paved barn aisle for secure footing.
- Rider's Lounge/Tack Room: Includes a kitchenette, full bathroom, and built-in blanket drawers.

Additional Features:

- Wash rack with hot/cold water and warming lamps, a large workshop, and a beautiful courtyard.

Scenic Outdoor Features

- Lush pastures, tranquil waterfall, and park-like setting.
- A stunning bridge enhancing the serene, retreat-like ambiance.



PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM® CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT

900 FAIRVIEW FARMS RD | CAMPOBELLO, SC 29322

PREVIOUSLY LISTED AT \$11 MILLION

ESTIMATED SALE RANGE \$7.5 MILLION TO \$ 9 MILLION

PRE AUCTION BIDS DUE NOW THRU FEBRUARY 4TH 2025 NOON EST

BIDS DUE PRIOR TO OR ON FEBRUARY 13TH 2025 NOON EST



Buyers may obtain disclosures,
property reports, and the
Auction Purchase Contract at
PremiereEstates.com

PRE AUCTION OFFERS

- A Buyer may elect to submit a Pre Auction rather than participate in Auction bidding.
 - Pre auction offers may be submitted on a standard SCAR (South Carolina Association of Realtors) purchase contract. Pre Auction offers may have any contingency a buyer requests.
 - The seller will provide the buyer a credit in the amount of \$325,000 if the buyer submits their Pre Auction offer no later than February 4, 2025 and the following occurs:
 - The buyers offer is accepted by the seller and the buyer closes on the purchase of the property not later than February 4, 2025
- OR
- The buyer's contingencies are removed no later than February 4th 2025, the buyer's deposit becomes non refundable and is released to the seller.
- The credit will be applied to the purchase price
 - The Pre Auction offer must include the Buyer's Premium
 - No exceptions to the date deadlines will be accepted
 - The buyer must provide a 3% deposit with their offer, proof of funds to close the purchase and a lender approval letter (if applicable).

AUCTION DAY BIDDING - will occur if no Pre Auction offer is accepted

- Your Sealed bid must be submitted on the Premiere Estates Sealed Bid auction purchase contract online.
1. Qualifying round bids are due on FEBRUARY 13, 2025 at noon and must be emailed to mmische@premiereestates.com or mailed to 438 Pacific Coast Highway, Hermosa Beach, Ca 90254.
 2. The top 50% bids (by price) of the qualifying round bids received, those bidders will be notified by FEBRUARY 13th at 4pm ET, they are approved to submit their final round bid.
 3. The bidders, which have qualified to bid in the final round are due on FEBRUARY 14, 12pm ET
- Both the qualifying and final round bids must be provided on the Premiere Estates Sealed Bid auction purchase contract.
 - Escrow Shall close no later than MARCH 13, 2025
 - The Sealed Bid auction purchase is available at PremiereEstates.com (under this property tab)
 - Auction day bids are completely non contingent.

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM® CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT

AUCTION BIDDING REGISTRATION REQUIREMENTS

- Proof of funds in the amount of the bid in the name of the buyer
- Lender approval letter (if the buyer is obtaining financing)
- Contact Premiere Estates for wiring instructions
- A 10% deposit is required within 48 hours of bid acceptance.

OTHER TERMS

- A 2.5% commission will be paid to the real estate agent/broker who registers and represents the buyer who purchases the property.
- 3% Buyers Premium will be added to your offer.

LISTING BROKER

BETINA CONWAY

BLACKSTREAM | CHRISTIE'S INTERNATIONAL REAL ESTATE

864-419-8005

Email: Betina.conway@blackstreaminternational.com

DUE DILIGENCE AVAILABLE

- PROPERTY TAX INFORMATION
- PRELIMINARY TITLE REPORT
- PROPERTY MAP
- SELLER DISCLOSURES
- AUCTION PURCHASE AGREEMENT
- AGENT REGISTRATION FORM

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM | **CHRISTIE'S**
INTERNATIONAL REAL ESTATE

DISCLAIMER

The use of this Brochure and the information provided herein is subject to change.

The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

All interested parties shall make their own measurements of the property or engage a third party to verify any and all measurements of the property contained herein. This brochure has been prepared to provide summary unverified information to prospective purchasers. The information contained herein is not a substitute for a thorough due diligence investigation. Premiere Estates has not made any investigation and makes no warranty or representation of the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos.

The compliance with Local, County, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent, Auction Company nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projects, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for Sale at any time and for any reason. Seller and Agent expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice.

This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until the binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By accepting this brochure, you agree to release Premiere Estates, and the representing agent(s), and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/ or purchase of this Property.

The potential buyer is urged to perform its own examination and inspection of property, and shall rely solely on such examination and investigation and not on this brochure or any materials, statements or information contained herein or otherwise provided. Neither Premiere Estates Auction Company, its members, managers officers, employees or agents, nor any of its partners, directors, officers, employees and agents, nor seller, make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this brochure, the property or any materials, statements or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition of the property, quality or fitness of the property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources and have not been tested or verified. Premiere Estates will not be responsible if the property is unsatisfactory to the buyer in any way. Premiere Estates suggests each buyer obtain appropriate advice from investment professionals prior to purchasing the property.

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM® CHRISTIE'S
INTERNATIONAL REAL ESTATE

PREVIOUS

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

NEXT

PREMIERE ESTATES

LUXURY REAL ESTATE

GLOBAL • BESPOKE • MARKETING

PREMIEREESTATES.COM



Any terms and conditions regarding the auction are subject to change. Additional property information available at [PremiereEstates.com](https://www.PremiereEstates.com), or on the Multiple Listing Service. Information is subject to change, we suggest buyers review property information prior to bidding. Information contained herein was derived to be correct, but not guaranteed. The seller has established a reserve price for the auction. The seller has the sole right to sell the property below the reserve price.

This document may not be reproduced in whole or in part without written permission on Premiere Estates.

DRE# 01375969

PREMIERE ESTATES
LUXURY REAL ESTATE
GLOBAL • BESPOKE • MARKETING

BLACKSTREAM® | CHRISTIE'S
INTERNATIONAL REAL ESTATE

[PREVIOUS](#)

Marc Mische | 877.337.8283 x 106 | MMische@PremiereEstates.com

Betina Conway | 864.419.8005 | Betina.conway@blackstreaminternational.com

[HOME](#)