

**102+ Acre Farm on Hwy. 324 in York County near Rock Hill, SC**  
**Very nice 3 bedroom 2 bath home, 26 stall horse barn with full loft.**  
**Covered events pavilion with attached enclosed prep building.**  
**Large shop building & a very neat man-cave. 1.7 Million \$ for all.**



**REID Real Estate**  
*"the right way"*



**W. Reid Smith**  
cell: 803-417-7516  
reid@reidrealestate.net

**REID Real Estate**  
1779 Bechtler Rd.  
Edgemoor, SC 29712

[www.reidrealestate.net](http://www.reidrealestate.net)

Property shown by Appt.  
only. Aerial video also  
available now.

**These are just a few of the beautiful views on this 102+ acre farm.**

**There are no power line or gas line right-a-ways on this farm.**

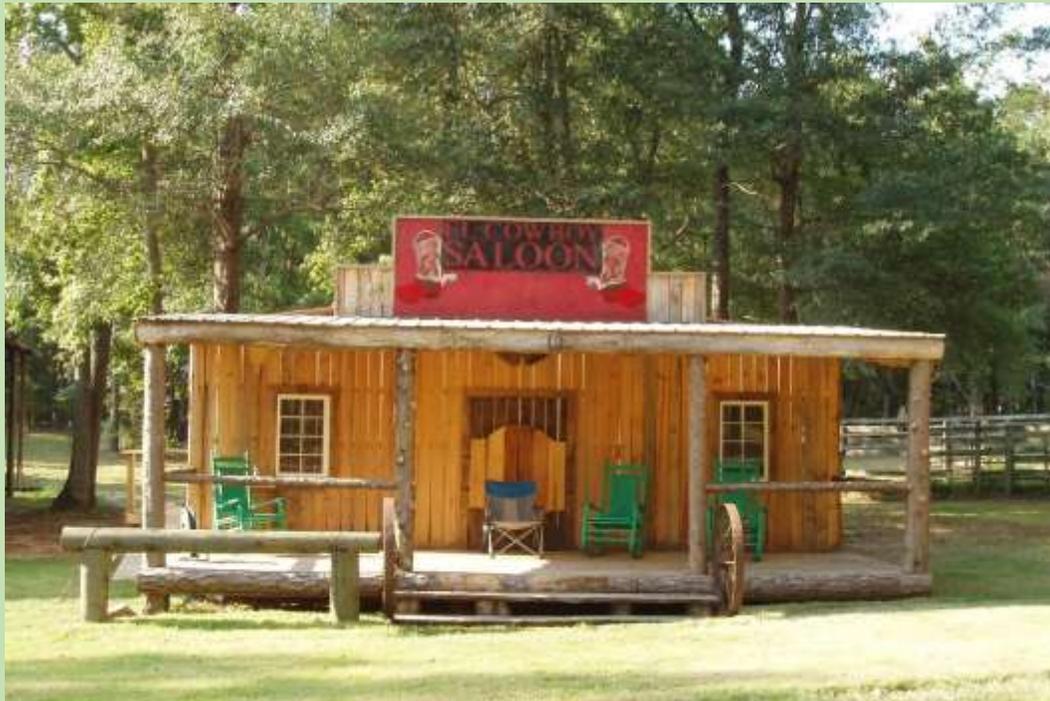
**All four ponds are spring fed and are stocked with bass and bream some cruppy and catfish per owner.**

**Truly a Pristine Property with many quality improvements.**



**Recently built Pavilion with attached Prep Building along with the Stone Patio fireplace has already been used for a wedding and company cookouts.**

**Concrete slab under covered pavilion and the prep building. Prep building is built with solid pine dove tail style logs. Very attractive & built right.**



**Also a very attractive cabin affectionately called the Saloon. This a metal building with finished interior, wired with hvac. The front porch was added and built with rough sewn wood siding milled on the farm.**

**This cabin is across the drive from the pavilion and served well as the bridal party dressing area, Groom's party got ready in the finished office area in the loft of the main horse barn.**



These photos show the ranch house front, side and rear views. 3 bedroom & 2 full baths with 2 car garage, approximately 1,900 Sq. feet of heated space. House is in excellent condition and presently leased. House shown by appointment with 24 hour notice.

The house has a separate drive coming off the road.





Main horse barn is 72' wide and 120' in depth. Presently has 26 stalls, room for additional stalls to be partitioned off. Barn has a full loft with part of it being finished as office space with a half bath.

The rest of the loft area is used for hay storage. Wash bay in the center area of the barn. Concrete slab in center aisle but compacted screenings in the stalls.

Barn has separate drive from house.





The property is made up two tax parcels, a three acre parcel that the brick ranch house is on and this parcel has 624 feet of road frontage.

The second parcel has 99.70 acres and it has 609 feet of road frontage. This parcel has the 70' by 120' horse barn as well as the Events pavilion, Shop building & Saloon Cabin.

The 99.70 acres backs up to Stoney Fork Creek. Individual topo and flood zone maps on file.

Shop building with slab and wired.  
40' by 85' with 10x16 overhead door.

Other outbuildings and shelters are also on this farm. Address for the house is 3805 Highway 324 Rock Hill, SC 29732.

Located southwest of Rock Hill approximately 7.5 miles from Piedmont Medical Hospital and 11.6 miles to I-77 & Hwy. 21 / Cherry Rd exit.

This property is well suited for a family farm, Church or Corporate retreat, Horse boarding.

Present owner has cows & horses but also uses the farm for his company outings and as a perk for his employees.

