



SOLD · SET PRICE

The Eden Farm

± 900 Acres | Sumter County | South Carolina | Near Sumter

Income Producing Irrigated Farmland

PRICE	PRICE / ACRE	ACREAGE
\$4,850,000	\$5,388	± 900

PROPERTY OVERVIEW

AFM Real Estate is proud to present Eden Farms, located minutes from Columbia and Sumter, SC. The farm consists of ±900 acres of highly productive and versatile irrigated row crop land located in a desirable farming area in central Sumter County. • Convenient to Sumter, Columbia, and Florence • 535 acres of productive irrigated farmland. • 235 acres of productive dry farmland. • Income-producing farmland opportunity. • Farm has consistently produced high yields. • Reliable water supply – 2 12-inch wells. • Crops: Corn, peanuts, cotton, and wheat. • Over 12,000 feet of paved road frontage. • 6 Valley and Zimmatic Pivots. • 85% farmable acres. • Productive soils. • Excellent tenant farmer in place. • Surrounded by large multi-generational private timberland and irrigated agricultural farms....

PROPERTY DETAILS

TYPE
Agriculture / Farmland (Fields)

ACCESS
Dirt Road · Legal Access · Paved Road · Fee Simple

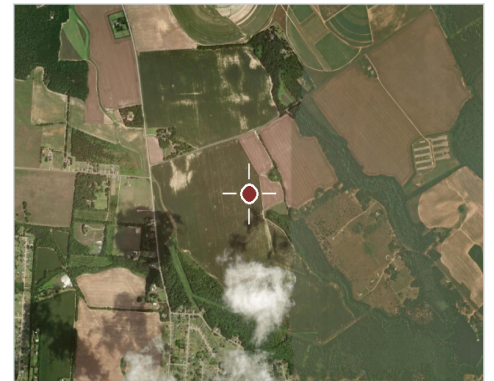
UTILITIES
Electric · Telephone

IMPROVEMENTS
Well · Gate

COUNTY TAX PARCEL IDS
190-00-02-001 (1900002001)

DOCUMENTS INCLUDED
Eden Farm Maps · Brochure The Eden Farm · Location Map

LOCATION



Sumter County, South Carolina



Nathan Greer

Real Estate Broker, GA, AL, SC, AR
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nathan.greer@afmforest.com
Principal Broker: Bobby Sarvis (South Carolina)

SCAN TO VIEW



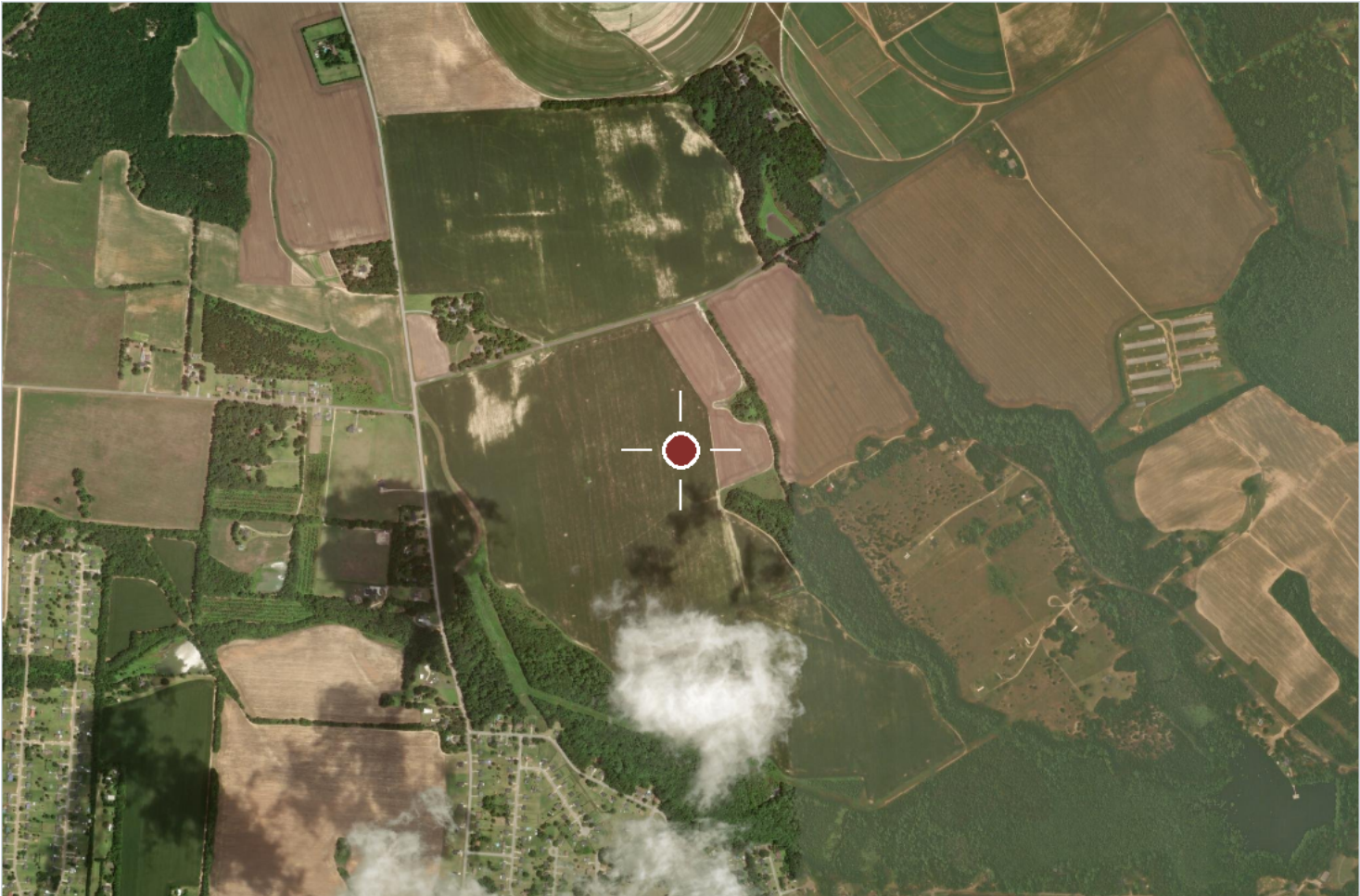
Property Photos

The Eden Farm · Sumter County · South Carolina · Near Sumter

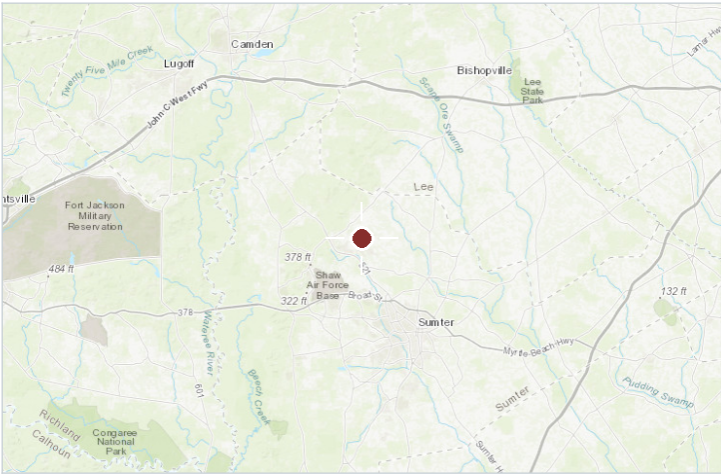


Location & Access

The Eden Farm · Sumter County · South Carolina · Near Sumter



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Sumter County, South Carolina

NEAREST CITY
Sumter

APPROXIMATE CENTRE
34.02976, -80.42181

COUNTY TAX PARCEL IDS
190-00-02-001 (1900002001)

INTERACTIVE MAP



<https://id.land/ranching/maps/40ed40f179678bce7c796f4d8b8388dc/share>



Eden Farm

Sumter County, SC.

Eden Farm

900 +/- Acres - \$4,580,000
Sumter, SC

AFM Real Estate is proud to present Eden Farms, located minutes from Columbia and Sumter SC. The farm consists of 900 +/- acres of highly productive and versatile irrigated row crop land located in a desirable farming area in central Sumter County.

The Farm

- Convenient to Sumter, Columbia and Florence
- 535 acres of productive irrigated farmland.
- 235 acres of productive dry farmland.
- Income producing farmland opportunity.
- Farm has consistently produced high yields.
- Reliable water supply – 2 12-inch wells.
- Crops: Corn, peanuts, cotton, and wheat.
- Over 12,000 feet of paved road frontage.
- 6 Valley and Zimmatic Pivots
- 85% farmable acres.
- Productive soils.
- Excellent tenant farmer in place.
- Surrounded by large multi-generational private timberland and irrigated agricultural farms.
- Property is encumbered under a WRP CE.

Broker Comments:

“The Eden Farm is a well-maintained irrigated farm in central Sumter County, SC. With productive soils and ample water supply, the Eden Farm provides a turnkey income producing opportunity for investors or local farmers.”



CONTACT:

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Broker

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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.

THE ROHATYN GROUP LLC

Sumter County, SC
+/- 898.73 Acres

Data derived from ESRI and US Census Data.
AFM does not guarantee map scale and accuracy,
timber stand information, acreage estimates or
any other information.

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AFM
REAL ESTATE

0 1 2 Miles



10/11/2024

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Documents\Nathan Greer\2024\TRG

Property

