

2878 Kendlewood Drive Lancaster, SC 29720

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Breedlove™
FARMS ★ ESTATES ★ LAND

***345+/- Acre Sportsman's/Family Recreation Estate in Lancaster, SC.
Woods & Pastures, Orchard, Stream, 2 Spring-Fed Ponds and
15+/-Acres of Cane Creek Watershed Lake***

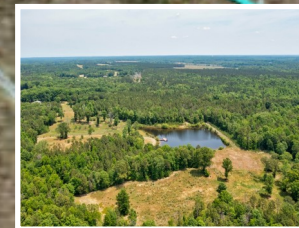




1.5 ACRE STOCKED POND



LODGE/RECREATION CENTER



3.5 ACRE STOCKED POND



DRIVE INTO PROPERTY



ORCHARD



15 ACRES OF CANE CREEK WATERSHED LAKE

MAPS

Parcel ID: 0042-00-077.00

345 +/- Acres



There is art in the sport of hunting and fishing, a tradition often borne from the marriage between the need to provide food for the family and the love of the outdoors. For some, it is a deeply rooted and cherished family custom. Today that tradition continues, and recently a pandemic has shown us the true value of just being outdoors. According to new research, nearly six in ten Americans have a new appreciation of nature during the quarantine. So naturally there is a move back to the land, either as our permanent home or as a retreat. From dreaming of a week-long expedition to spending an afternoon with nature, America has a love for the outdoors.

2878 Kendelwood Drive near Lancaster, SC offers a unique opportunity to experience a wide range of outdoor adventures. Whether a family/friends retreat or a business venture, this estate has endless opportunities for lifestyle activities. 345+/- acres for hunting, fishing, ATVing and horseback riding are just a few. It is rare to find a property that provides all these features with the convenience of being a short distance from urban amenities, such as Waxhaw, Indian Land, and an easy drive to Charlotte. In addition to the unrivaled natural features the property has been developed with world-class infrastructure. Because of this partnership with nature and the purposeful stewardship of the land, whitetail deer, wild turkey, dove, and duck, are found in abundance. Fields are planted in rotating grasses and clover. Two (2) large, spring-fed stocked (bluegill, catfish, hybrid bass and trophy bass) ponds, each with aerators and docks, as well as a large percentage of the 20-acre Cane Creek watershed lake, 30 cleared acres, orchard, and five (5) fenced pastures are all contained within a perimeter no climb fence. Frost-free water spigots are located throughout the property and fed by five (5) wells (county water is also available). Power lines are buried and natural gas available. The estate centerpiece is a custom-built sportsman's lodge that includes a large (5,463sf) activity center; a multipurpose area (basketball court/indoor soccer field/archery practice range) with full bathroom, storage rooms and 14' automatic glass garage door. The lodge also has a 1,520sf garage & shop with equipment room and 14' automatic garage door, two (2) ATV/equipment storage areas, game processing room with walk-in freezer and two (2) large stalls with fenced paddock. Completing this extraordinary facility is a 2,652sf apartment. With three (3) ensuite bedrooms (one wheelchair friendly), open kitchen, dining area and great room, the apartment offers comfortable, attractive, and efficient living quarters. Wood grain tile floors, solid pine doors, ambrosia maple cabinetry/leather granite counters throughout, tongue & groove ceiling in the kitchen, great room and master, travertine tile bathroom floors are just some of the extras, not to mention a large laundry/mud room w/built-in bench & cabinetry and dog door to side dog yard. The natural beauty and outdoor allure is never far away with a screened porch and deck overlooking one of the ponds. Why travel in search of a hunting/fishing preserve/outdoor getaway when one is so close and can be yours to enjoy.

Property Features

345+/- Acres

Perimeter Fenced w/No climb Fencing (3.5 miles)

5 Wells

County Water Available

Natural Gas

Buried Power Lines

Frost Free Water Spigots Throughout Property

Approximately 30 Acres Cleared

15 Acres Set w/Food Plots

Hardwoods Include White Cypress, Oak

Large Creek

20-Acre Cane Creek Watershed Lake Site (75% on Property)

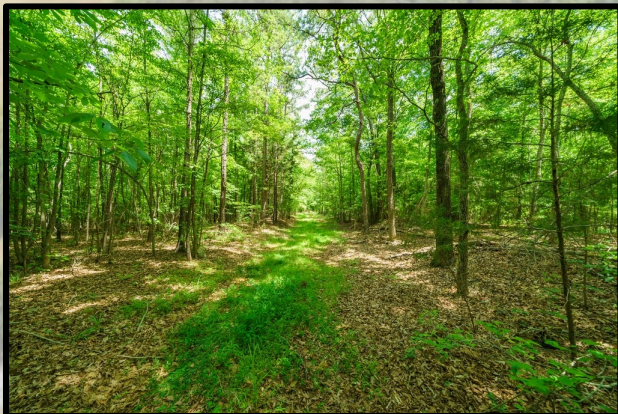
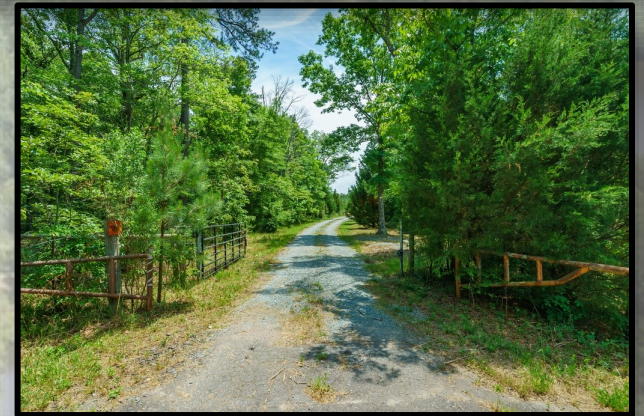
Large Mouth Bass

1.25-Acre Stocked Pond—18' Deep w/Dock & Aerator

Bluegill, Catfish and Hybrid Bass

3.5-Acre Stocked Pond—21' Deep w/Dock & Aerator

Trophy Bass and Bluegill



Property Features

5 Fenced Pastures (White Clover, Winter Rye)

Three 3-Acre

One 2-Acre

One 5-Acre

Orchard

Apples, Crabapples

Plum

Peach

Pear

Figs

Chestnuts

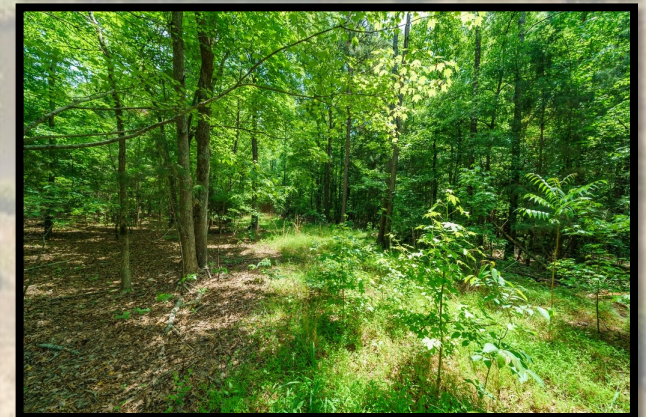
Wildlife

White Tail Deer (*Actively fed for 8 years*)

Turkey

Dove

Duck







Sportsman's Lodge

Custom Built 2012—Metal Exterior

2,652sf 3-Bedroom/3.5-Bathroom Apartment

5,463sf Activity Center (58'7" x 88'7")

Indoor Basketball Court/Archery Practice Range

14' Automatic Glass Garage Door

Full Bathroom

Storage Rooms

1,520sf Garage & Shop (48'3" x 29')

Equipment Room w/14' Automatic Garage Door

Two ATV/Equipment Storage Areas

Game Processing Room w/Walk-In Freezer

2 Large Stalls w/Fenced Paddock



Floor Plan



FIRST FLOOR

Apartment Features

- 3 En-suite Bedrooms (*one wheelchair friendly*)
- 3.5 Bathrooms —2,652sf
- 10" Insulated Walls
- 4 HVAC Systems (*includes HVAC for Activity Center & Garage*)
- Screened Porch
- Back Deck Overlooking Pond
- Handicap Accessible
- Wood Grain Tile Floors
- Stained Wood Trim Work
- Solid Pine Doors
- Tongue & Groove Ceilings — Kitchen, Great Room & Master
- Ambrosia Maple Cabinetry Throughout
- Leather Granite Counters Throughout
- Ceiling Fans
- Travertine Tile Floors—Bathrooms
- Great Room Open to Kitchen
- Cathedral Ceiling
- Doors to Screen Porch
- Large Laundry/Mud Room w/
Built-in Bench & Cabinetry
- Dog Door to Side Dog Yard



Kitchen

Large Walk-In Pantry w/Solid Shelving

Custom Cabinetry

Leathered Granite Countertops & Backsplash

Undercounter Lights

Island w/Prep Sink & Breakfast Bar

Stainless Steel Appliances

Sub-Zero 48" Refrigerator/Freezer

Commercial Gas Wolf 6 Burner

Griddle Range/Double Oven w/Exhaust Hood

Dishwasher



Great Room/Dining Room



Cathedral Tongue & Groove Ceiling
Wall of Windows
French Door to Screened Porch



Open to Kitchen & Great Room
Access to Half Bath
Door to Activity Center



Primary Suite



Tongue & Groove Ceiling w/Fan

Walk-In Closet

Large En-suite Bathroom

Dual Leathered Granite Vanity

Tile Shower w/Frameless Glass Door

Rain-head & Hand-Held



Guest Bedrooms











Breedlove Farms Estates and Land has made every effort to obtain the information contained herein from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors and omissions. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.

See MLS "attachments" for any possible disclosures, permits, aerials, sq ft/floor plans, Restrictions & Covenants (if apply).

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