



## Bear Creek Farm

Bear Creek Farm is a diverse and turn-key 92±-acre farm located a few miles south of Manning in Clarendon County. The 4-bedroom brick colonial house sits on an elaborately landscaped lot which features a saline pool with a deck and pergola, two-car carport, and a 30x40 newly constructed outbuilding. The property features a variation of habitat as well as frontage along Bear Creek. The 35 acres of tillable ag land are extremely productive areas for deer hunting. Given the proximity to Lake Marion, the fields would be conducive to build duck impoundments. The property has incredible potential with some very simple grooming. Bear Creek Farm has a little bit of everything and is a convenient retreat for those who love the outdoors.

### LOCATION

Manning - Clarendon County  
12 Miles from Lake Marion  
60 Miles from Georgetown (1 Hr)  
90 Miles from Charleston (1.5 Hrs)  
Tax Map: 189-00-03-009 & 014

### PROPERTY HIGHLIGHTS

91.94 Acres Total  
35 Acres of Tillable Ag Land  
3,067 sq ft Renovated Brick House  
Saline Pool w/ Deck, Pergola, Finished Poolhouse  
30'x40' Outbuilding with Power

**OFFERED AT \$839,000**



**4045 BLOOMVILLE ROAD, MANNING, SC 29102**

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## PROPERTY DETAILS

4045 Bloomville Road



### Main House

3,067 Square Feet, 4 Bedrooms, 3.5 Bathrooms  
2-Car Carport w/ Large Overhead Storage  
Built 1980, Renovations over the Last 5-10 Yrs  
Well/Septic System

#### Exterior:

Brick and Vinyl Accents  
Roof: Architectural Shingles, 2018  
Seamless Clog-free Gutters, 2019  
Encapsulated Crawl Space, 2014  
Covered Front Porch with Swing  
Storm Doors, 2022

#### Interior:

Flooring: Hardwood, Carpet, Tile  
Gas Log Fireplace in the Living Room  
Kitchen: Granite Countertops, Tile Backsplash,  
Thermador Gas Cooktop, Wet Bar with Fridge,  
Built-in Dual Oven, Built-in Fridge  
Downstairs Master Suite: Outside Access,  
Walk-in Closet, Tile Shower, Soaking Tub  
Upstairs Master Suite  
Built-in Lighting  
Crown Moulding  
Built-in Shelving

### Property

91.94 Acres Total  
35 Acres of Farmable Cropland  
2 Acres of Managed Wildlife Foodplots  
Fiberglass Enclosed Hunting Blinds  
52± Acres Wooded, ATV Trails  
Frontage on Bear Creek  
Mature Nut & Fruit Trees  
Small Shooting Range w/ Berm, Culvert Pipes  
Remote Campsite with Firepit, Old Barn

### Other Improvements

30x40 Workshop w/ 12x40 Lean-to, Fully Wired (2019)  
2-Vehicle Detached Garage  
Seed Shed  
Pump House (Well Bladder Replaced 2021)

#### Saline In-Ground Pool:

Filter and Chlorine Generator (2018), Safety Cover  
Liner Replaced in 2020, Pump (2021)

#### Poolhouse (2012)

240 Sq Ft, Climate-Controlled,  
Outdoor Kitchen and Bar, Half Bath, Private  
Outdoor Shower, Speaker System  
Poolside Deck with Pergola, 2017





## Bear Creek Farm

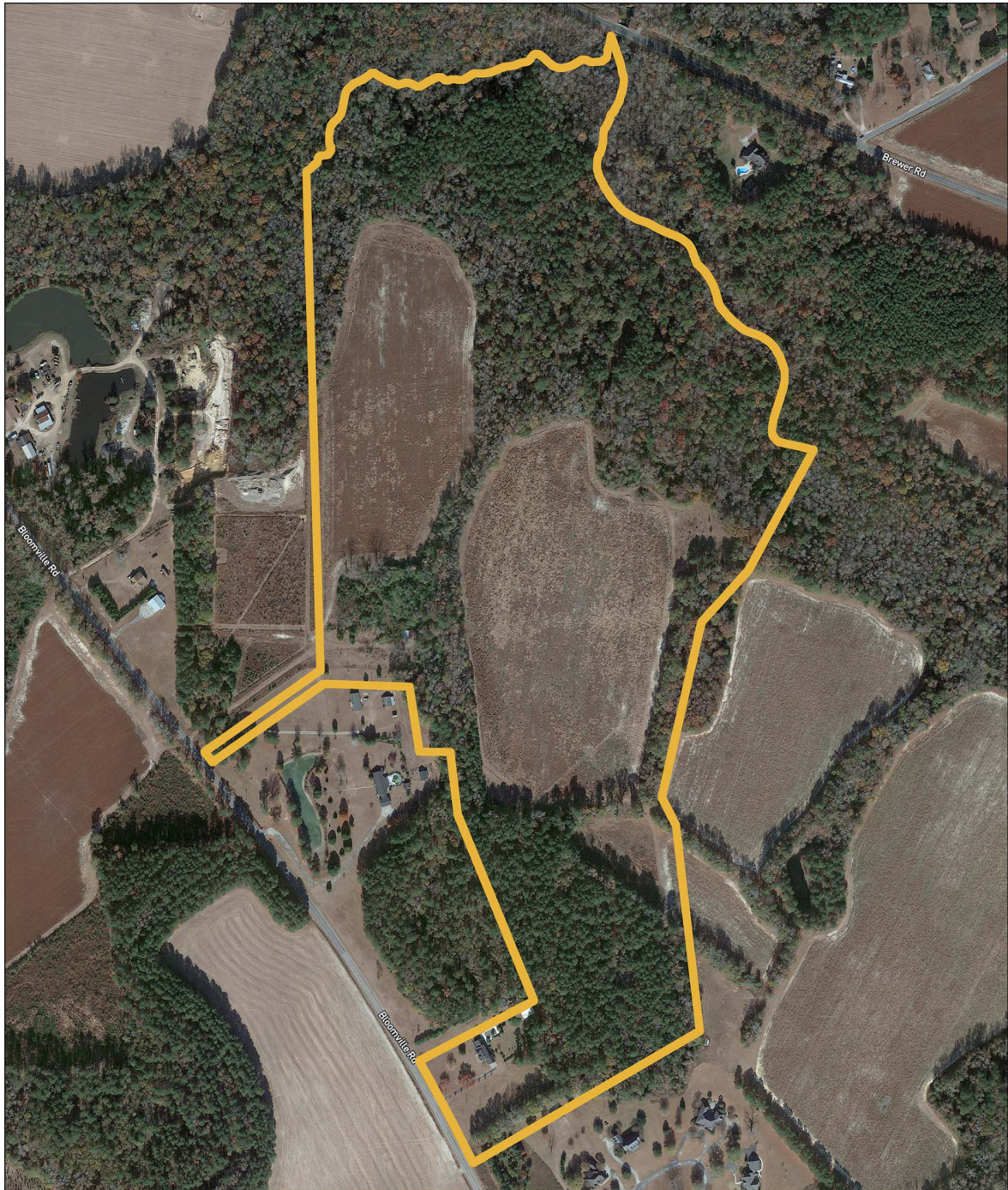
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## PROPERTY BOUNDARIES

Bear Creek Farm | 4045 Bloomville Road, Manning



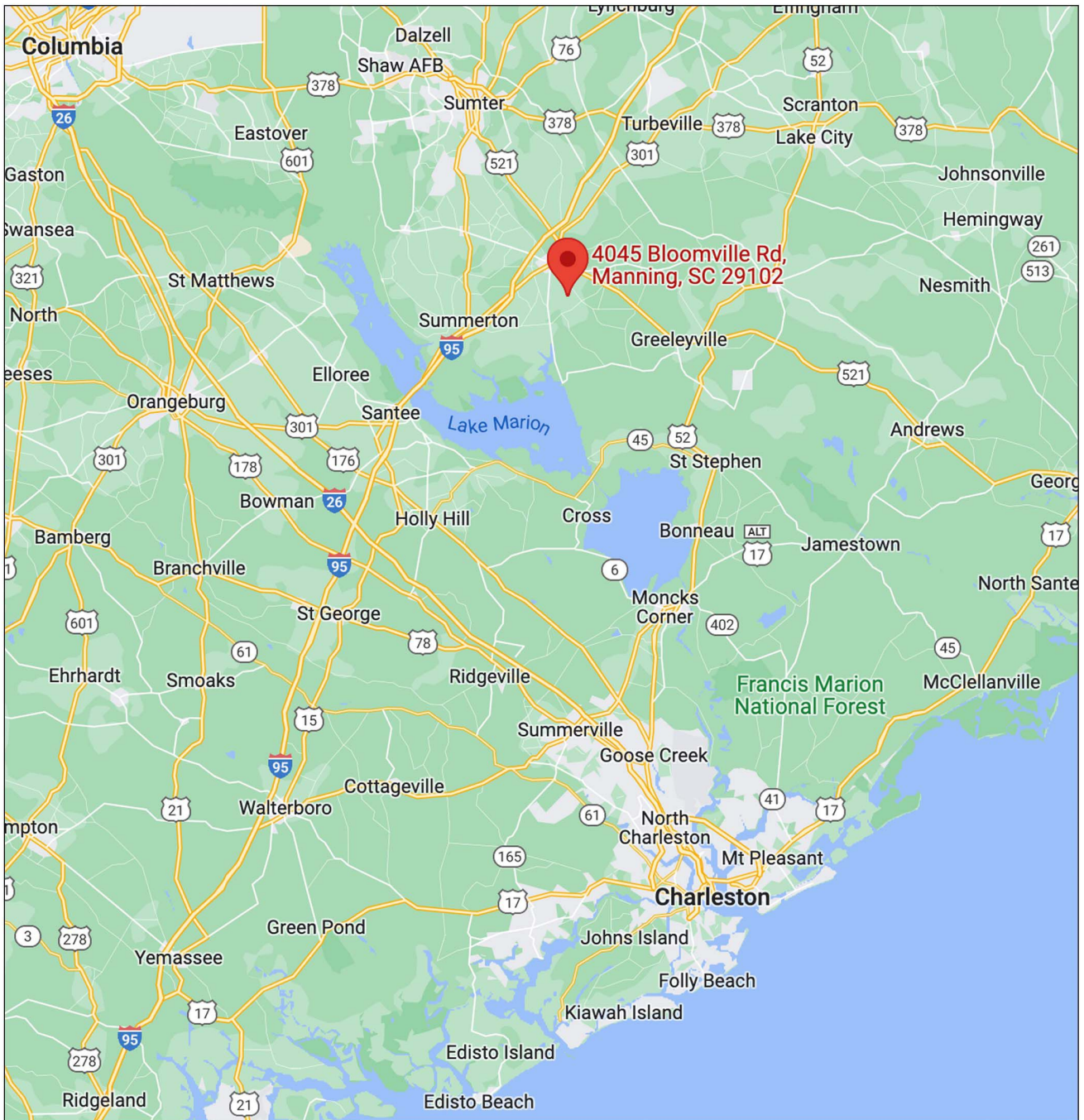
Estimate boundary, not to be assumed as accurate





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