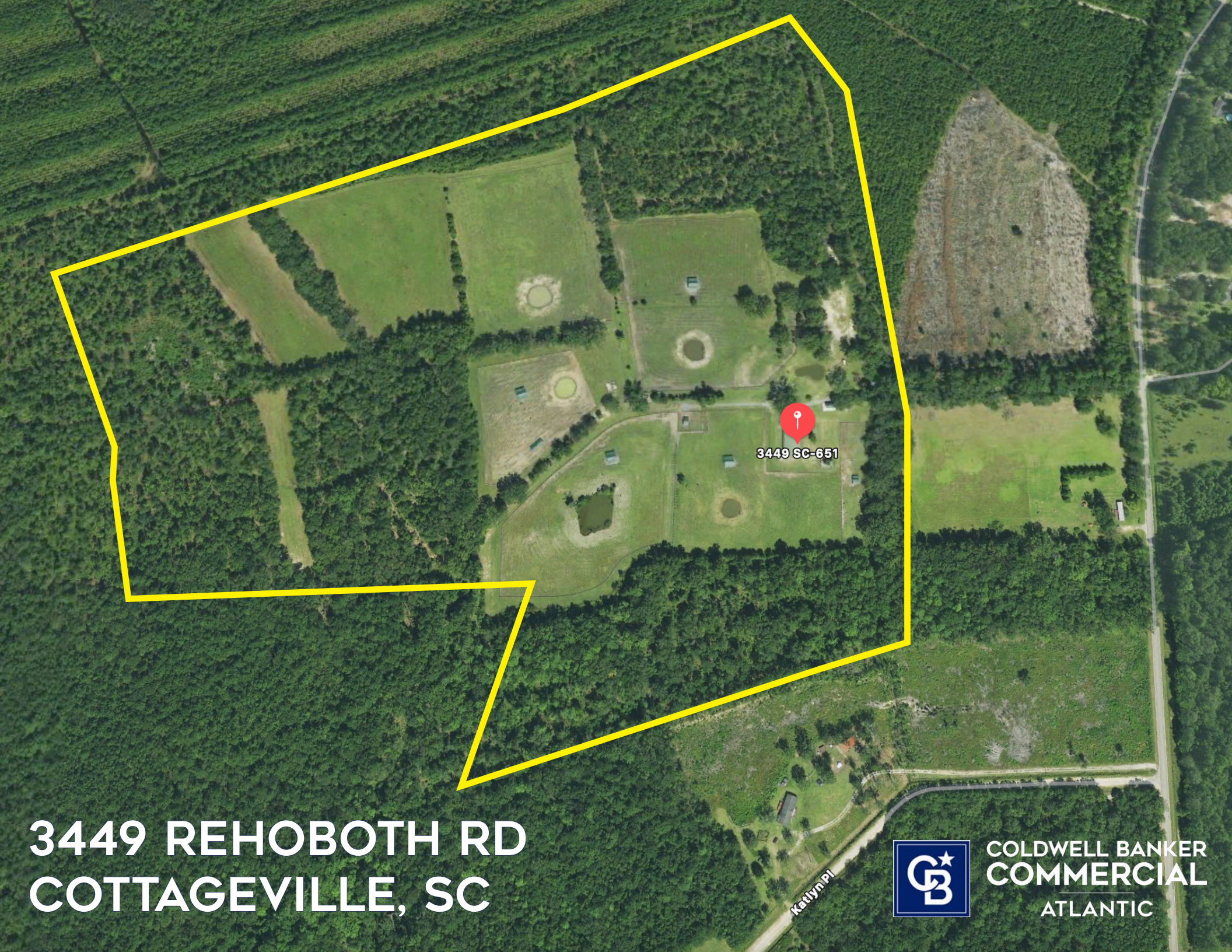


HORSE FARM FOR SALE



COLDWELL BANKER
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**3449 REHOBOTH RD
COTTAGEVILLE, SC**



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

HORSE FARM FOR SALE \$1.7M - 92.4 ACRES

TMS #1010000002.000

This offering is for the sale of the horse farm which is currently the site of Angel Winds Horse Sanctuary. The current owner is relocating the horse sanctuary and will entertain a short lease-back or extended closing after expiration of the Inspection Period. Approximately 38 acres of the 92 acres are cleared and used as the horse farm with a majority fenced as individual paddocks, 14 total, with 15 run-in sheds and 9 ponds. The 100' x 40' barn (12' eave) has 8 large stalls to include berthing stalls, tack room and an apartment. There's a 576 SF 1BR/1BA managers house with gas utilities, off-grid. Other features: grand, gated entrance, office/guard house, additional residence quarters, chicken coupe, garden area and old growth timber.



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