

# BLACK CREEK FARM

HARTSVILLE

Over 500 acres of beautiful and diverse landscape in Darlington County, just outside the quaint and historic town of Hartsville. This unique property features nearly two miles of frontage on Black Creek and a 40-acre mill pond, fed by Beaverdam Creek. Once a community gathering spot, the picturesque mill pond is a black-water cypress oasis with multiple extraordinary homesites. In addition, the property's nutrient rich ag-fields, mature upland pine stands and an impoundment make it a space with endless opportunities for recreation. Black Creek Farm has a rich history of land stewardship and is perpetually protected by a conservation easement held by Pee Dee Land Trust. Conveniently located just outside Hartsville's town limits, the property is only 65 miles from Columbia and 75 miles from Charlotte, making it an ideal rural retreat with convenient access to urban amenities.

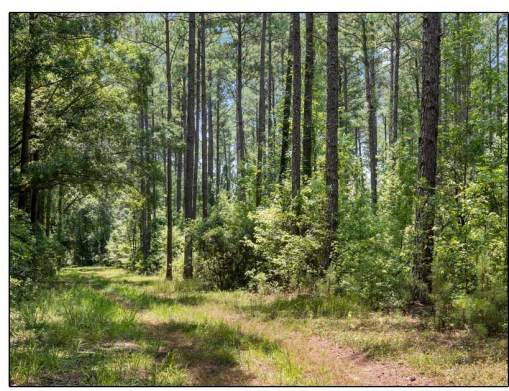
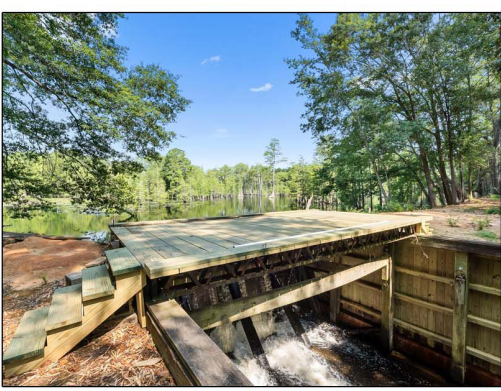
## PROPERTY

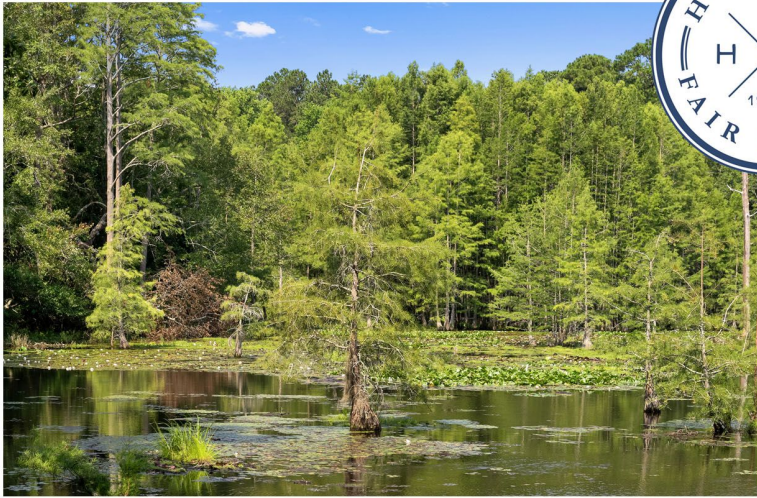
- 533.88 Acres
- Significant Frontage on Black Creek
- 40-Acre Mill Pond
- 55+ Acres of Ag Fields
- 15± Acre Impoundment

## LOCATION

- Darlington County
- Agricultural Zoning
- Frontage on West Bobo Newsome Highway
- 65 Miles from Columbia
- Tax Map: 019-00-03-065

**AVAILABLE FOR \$2,350,000**





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## SUMMARY OF CONSERVATION EASEMENT TERMS

No Subdivision

Three one-acre lots permitted with one single-family home per lot  
*No modular or pre-fab construction*

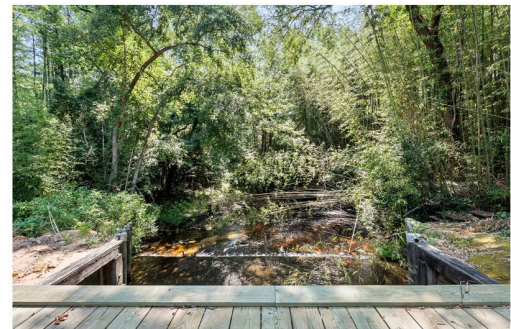
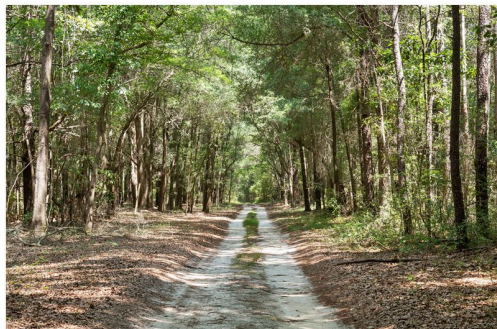
Black Creek Buffer

*No timber harvesting within first 50 ft and no clear-cutting in the next 50 ft*

Forest Management Plan

*For all other permitted timber harvest*

Right to Maintain/Repair Mill Pond





## MILL POND HISTORY

Below: Excerpts from SCPictureProject.com, Darlington County Historical Commission



“...once the center of a resort teeming with people celebrating the carefree days of summer. It was built in the early twentieth century and quickly became the go-to spot for locals looking to swim, play, and dance the night away.”

“As early as 1913, Segars built a pavilion next to this pool to serve guests coming to swim, the remains of which are seen here. On June 29th, 1920, he received an official charter for the attraction, which he called Segars Bathing Resort.”

“The pool’s floor was billed as “white” and “sandy,” and in the process of enlarging it, Segars uncovered several freshwater springs which added a steady influx of cold water. These springs gave the swimming hole a reputation for being cool and refreshing on oppressively hot summer days.”

“...Following the initial success of the resort, Segars added more buildings to the property and sold concessions and merchandise such as swimsuits and picnic supplies. The swimming hole itself measured 40 feet wide and 90 feet long and boasted unusual features such as a water-powered merry-go-round and a rope ride across the pool. Advertisements encouraged guests to “Ride the Ropes” – the ride consisted of a rope hanging from a mechanized belt. People could grab hold of the rope and move (relatively) quickly from one end of the pool to the other...”

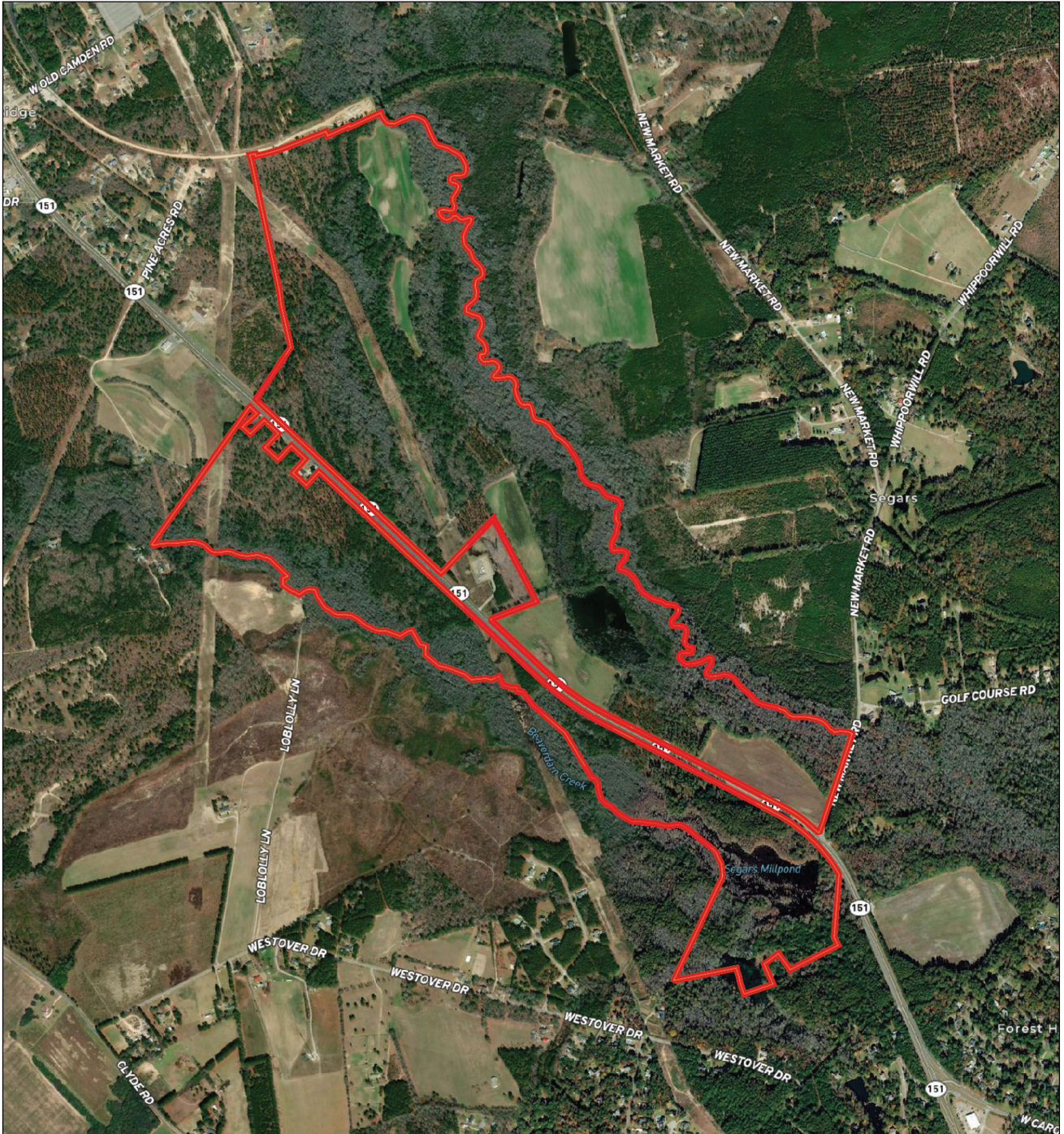
“...The bathing resort, which included a dance hall above the changing rooms in the pavilion, proved to be so popular that it landed Henry Segars in serious trouble with his church. On October 6, 1923, he was tried before his church before being condemned as the proprietor of a “sinful resort.” Three years later, he and other family members founded Kelleytown Baptist Church, which remains active today and continues to serve Segars family members, along with others...”

“In fact, the resort operated for two more decades, finally closing sometime in the 1940s. During this period the polio epidemic was taking its toll, and a lack of knowledge caused many to cease swimming in public pools for fear of contagion....Today, only the ruins from the pavilion remain at the site of Segars Bathing Resort...”





## PROPERTY BOUNDARIES



Estimate boundary, not to be assumed as accurate



## PROPERTY LOCATION

