

welcome to CAMDEN

South Carolina



WHAT TO DO

WHERE TO EAT

PLACES TO LIVE

WE LOVE OUR LOCAL COMMUNITY AND WE KNOW YOU WILL TOO!





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South Carolina

CAN'T WAIT TO WELCOME YOU!

Hi! My name is Christi Walsh and I am looking forward to being your Realtor and assisting with your move to Camden, SC. Proudly serving both North and South Carolina, I bring a wealth of knowledge and expertise to every transaction. Beyond my professional credentials, I understand the unique challenges of military life. As a military spouse for eight years, I've personally navigated the intricacies of relocations and deployments. This first-hand experience equips me with an unparalleled understanding of the specific needs and timelines that often accompany military moves. In addition to my role as a broker, I'm a devoted wife of 15 years and parent to three wonderful children. This deep-rooted commitment to family informs my approach to real estate. I recognize the significance of finding a home that not only suits your needs but also fosters a sense of belonging and security.

Furthermore, I am a Certified Military Professional, a distinction that reflects my dedication to providing top-notch service to military families. Whether you're a seasoned service member or a first-time homebuyer, you can trust that I have the expertise to guide you through the process with precision and care. With me, you're not just getting a broker – you're gaining a partner who is committed to making your real estate journey seamless and successful. Let's embark on this adventure together!



*I hope this guide of Camden
answers any questions you may
have.*

*I am here to help with any of
your real estate needs and we
can't wait to have you in our
community!*

Christi

☎ 803-662-6888

✉ Christi@FarmsandEstates.com

📷 @PinkShoeCloser

🌐 FarmsandEstates.com

Local Living

CLIMATE

Camden has a temperate climate that is typically mild throughout the year. The average annual temperature in Camden is around 66 degrees Fahrenheit, with highs into the 90s during the summer and lows of 32 degrees in the winter. Overall, Camden enjoys a pleasant climate ideal for outdoor activities year-round.

COST OF LIVING

Camden's cost of housing, food, child care, transportation, health care, taxes, and other necessities is 17.1 percent lower than the U.S. average and 7.2 percent higher than the average for South Carolina. Housing is one of the largest components of cost of living. In Camden, the median home value is \$158,900, less than the national median home value of \$204,900.

LOCATION

Camden is the oldest inland city and the fourth oldest city in South Carolina. Camden is located in the Midlands of South Carolina, in the south-central part of Kershaw County. It sits on the northeast side of the Wateree River, a south-flowing tributary of the Santee River. U.S. Route 521 runs through downtown as Broad Street, continuing 29 miles southeast to Sumter, and 76 miles north to Charlotte, North Carolina.



HISTORIC CAMDEN

Foundation


Historic Camden's mission is to protect, educate and celebrate Camden's extraordinary Colonial and American Revolutionary War history. We work to uphold our mission in a number of ways. Offering visitors the opportunity to engage in history through demonstrations like blacksmithing or brickmaking, hearing our farm manager discuss 18th century agriculture, or touring our historic homes, helps to protect and educate for those in the generations to come. These are only a few of the many ways in which we work to achieve our mission.

**Vistit HistoricCamden.Org for more
information on tours and hours**



LAKE WATEREE

STATE PARK



Lake Wateree fishing and boating can meet the needs of anyone looking for fun! Numerous Lake Wateree fishing tournaments are hosted here every year, and the park provides a publicly accessible boat ramp, tackle shop and a refueling dock. Wateree is made up of 13800 acres of water, 2.3 mile hiking loop as well as over 230 acres of shoreline.

Also, there are a number of Lake Wateree camping sites with water and electrical hookups are available. Many Lake Wateree camping sites can also accommodate large RVs. Although the lake serves as the focal point for Wateree, other day use activities are available including picnicking and a short, wooded nature trail.



HEALTH CARE

Below are a list of local health care in the area. Please check your insurance provider in regards to coverage.

Camden Family Care Clinic	(803) 424-1260
Sandhills Medical Clinic	(803) 432-3447
MUSC Health Kershaw Medical Center	(803) 432-4311
Springdale Healthcare Center	(803) 432-3741
Lowcountry Urgent Care	(803) 272-0500



A graduate with long, wavy hair, wearing a black cap and gown, is walking away from the camera on a paved path. The background is filled with trees with autumn-colored leaves, creating a warm, golden-brown atmosphere. The text is overlaid in the bottom right corner.

EDUCATION
THINGS TO DO
PLACES TO EAT
HISTORY

EDUCATION

- 01 CAMDEN MILITARY ACADEMY
- 02 KERSHAW COUNTY SCHOOL DISTRICT
- 03 CORNERSTONE CHRISTIAN SCHOOL
- 04 WOOLARD TECHNOLOGY CENTER
- 05 BETHESDA CHRISTIAN SCHOOL

Educational opportunities, such as public, private, charter and Christian schools are available for all students withing the Camden area.



PRESCHOOLS

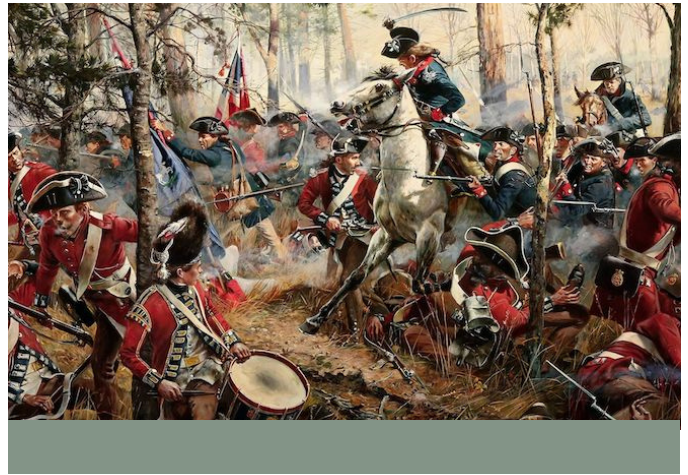
- 01 MONTESSORI SCHOOL OF CAMDEN
- 02 CAMDEN KID'S ACADEMY
- 03 STEPHANIE'S PRESCHOOL BLESSINGS
- 04 CORNERSTONE CHRISTIAN SCHOOL
- 05 FIRST BAPTIST CHURCH CAMDEN

THINGS TO DO IN *Camden*



HISTORIC CAMDEN

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BATTLEGROUND

The Battle of Camden battlefield is one of the most important Revolutionary War battlefields in the United States. It has been written off as a great patriot defeat marred by cowardice of the commanding General and an untested militia that broke and ran within the first 5-minutes of battle.



ANTIQUE SHOPPING

Camden is home to one of the most charming antique districts in the state, if not the country. Spanning from The Downtown Cultural District to Dusty Bend, Broad Street is lined with a variety of antique shops and specialty stores, making it a popular destination for antique enthusiasts and collectors.



SPRINGDALE RACECOURSE

The Springdale Training Center is a 450 acre thoroughbred training facility ideal for all phases of training: 2 yr olds, rehabs, older horses, horses with nervous behavior, and horses that need special attention.

THINGS TO DO IN *Camden*



HERMITAGE SPORTING GROUNDS

Nestled in deep woods just outside of the historic town of Camden, South Carolina, lies Hermitage Farm Shooting Sports, a place honoring its natural habitat and offering the opportunity to learn, hone or simply enjoy superlative shooting sport. Courses consist of natural stands with a mixture of manual and automatic traps uniquely placed along the choicest ridge of the 1500 acre tract.



CAROLINA MOTORSPORTS

Carolina Motorsports Park was opened to the public in 1999 with a 2.7-mile road racing course that anyone can enjoy in their car. But if you're unsure about taking the family minivan onto a road racing course, in 2010 a 0.7-mile kart racing course was completed!



GOODALE STATE PARK

140-acre Adams Grist Mill Lake is excellent for fishing, kayaking, or enjoying from the shoreline. The park offers kayak and canoe rentals for just \$10 for half a day or twice the price for a full day. A blue water trail winds along Big Pine Tree Creek leading into the lake.



OLD MCCASKILL'S FARM

Kathy and Lee McCaskill own a gorgeous farmhouse just outside of Camden, and they welcome overnight guests! The bed & breakfast is one of the most charming places to spend a night in the state. Can you imagine spending a night on a working farm in the peaceful countryside?

PLACES TO EAT

The small city has a variety of amazing local restaurants to try. Dining opportunities for every taste, from fast food to fine dining. Buffets, take out, major chains and local fine dining are available for the choosing, and some of our eateries are true "gems".

01

CAMDEN HOUSE OF PIZZA

(803)-432-1446

02

THE MILL POND STEAKHOUSE

(803) 425-8825

03

BLACKMON'S LITTLE MIDGET DRIVE-IN

(803)-432-3011

04

BCOLSONS

(803) 432-7182

05

STEEPLECHASE BAR AND GRILL

(803) 310-9111

06

SALUD! MEXICAN CANTINA

(803) 425-4850

07

SAM KENDALL'S

(803) 424-2005

08

CHAUFA LINE

(803) 834-2909



HISTORY OF *Camden*

Established in 1732 as Pine Tree Hill, Camden is the oldest inland city of South Carolina and was the major British garrison of Lord Cornwallis during the Revolutionary War. The battle of Hobkirk Hill and The battle Camden were fought in the vicinity and twelve other Revolutionary War battles took place nearby. The locals invite you to "Come spend a few pleasant hours where the British spent a miserable winter!"



In May of 1780, the American Revolution returned to Charlestown, which quickly fell. Lt. General Charles, Lord Cornwallis and 2,500 British troops soon marched to Camden and set up the main British supply post for the Southern Campaign. For eleven months the citizens of Camden understood the atrocities of war.

Two battles were fought nearby. The Battle of Camden, the worst American defeat of the Revolution, was fought on August 16, 1780, nine miles north of the present-day Camden museum. Major General Horatio Gates led the Patriots in this inglorious defeat, and he was soon relieved of his command.



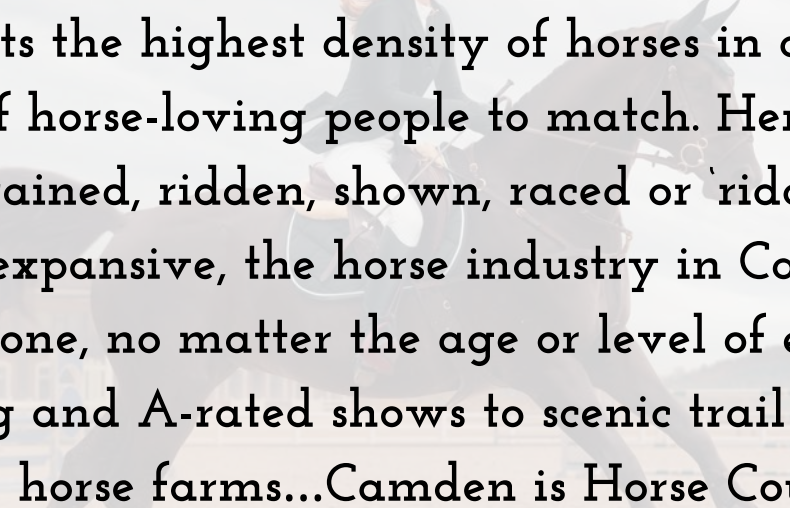
EQUESTRIAN

Equine

HISTORY AND FACILITIES



In the early 1900s, the affluent Northerners who wintered in Camden were accompanied by the equine industry as it made its entrance into town. They built the Springdale Race Course in 1928, the site of the first Carolina Cup steeplechase race in 1930. The spring Carolina Cup and the fall Colonial Cup, established by Virginia horsewoman Marion duPont Scott in 1970, bookend Camden's racing season. Today, you can dig into the city's horseracing heritage at the National Steeplechase Museum. Located adjacent to the Springdale Race Course, the museum is the only facility of its kind in the U.S. devoted solely to the national story of steeplechase racing.

A faded background image of a person wearing a helmet and riding a horse in a field.

Camden boasts the highest density of horses in all of South Carolina, with plenty of horse-loving people to match. Here, horses of all breeds are bred, trained, ridden, shown, raced or 'ridden to the hounds'. Vibrant and expansive, the horse industry in Camden has something to offer everyone, no matter the age or level of experience. From live horse racing and A-rated shows to scenic trail rides and working horse farms...Camden is Horse Country.



HOUSING
COMPANY DATA
EXPANSION

LOCAL HOUSING OPTIONS

The Camden housing market is competitive. The median sale price of a home in Camden is \$341,000 last month, up 33.5% since last year. In 2023 the list to sold ratio came out to 99.09%. On average, homes in Camden sell after 53 days on the market.

Camden also offers a variety of housing options, from apartments, townhomes, condos, and single family residences. The historical district offers timeless estates, as well as new construction builders offers a nice option for neighborhood communities.



NEIGHBORHOODS OF INTEREST

Bramblewood

Cool Springs

Friendship Farms

The Preserve

Southern Oaks

Historic District

Chesnut Hill

Belmont

Boykin

Liberty Hill

Lake Wateree

WHO WE ARE

01

NEIGHBORLY

Because we support each other within our firm, we're better able to support our clients: with compassion, mindfulness, and collective motivation to reach our common goals. In all things, we strive to be kind, welcoming, and open-minded, especially when facing challenges.

02

PASSIONATE

Simply put, we love what we do, and it makes all the difference between providing a service and delivering an experience. We fully commit to every task, providing well-rounded solutions that don't shy away from the details. We go above expectation, not just because it's the right thing to do, but because we care about our clients, and genuinely enjoy building on our relationships.

03

PROFESSIONAL

We pride ourselves on being a team of knowledgeable specialists embodying an exceptional level of professionalism, both with our clients and among our peers. Our dedication to the highest quality service, efficiency, and insight is unparalleled.



FARMS & ESTATES
— REALTY, INC. —

OUR STORY


Farms & Estates Realty evolved from Roy and Rosa Sansbury's long search for their personal farm within the western Union County, NC community. Roy has had his broker's license for 40 years, originally as a supplement to his construction firm, then purchasing properties as investments, and now as broker in charge of Farms & Estates. Roy and Rosa enjoyed their farm search, but realized that there was such a need for a specialty realty company who dealt with land, farms, estates, and who knew the area well. Roy decided to combine his knowledge and expertise and share this information with others and Farms & Estates Realty was established.




With decades of unwavering commitment to excellence in the following real estate services, we have earned our esteemed reputation as a trusted name in this historic region.

 Residential

 Equestrian Estates

 Farmland & Agricultural

 Land for Investment

 Residential Land Planning and Development

 Light Commercial

Our motto, "BIG ENOUGH TO SERVE YOU. SMALL ENOUGH TO KNOW YOU.", isn't just a slogan—it's our promise to provide personalized, top-tier service to each and every client. Your satisfaction is our highest priority.



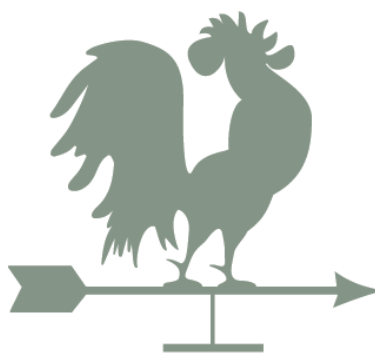
*We can't wait
to meet you*

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RESIDENTIAL REAL ESTATE

EST.



2001

FARMS & ESTATES

— REALTY, INC. —