

Fishing Paradise of Former B.A.S.S. Co-Chief Near Orangeburg For Sale

by **Jim Parker**

A South Carolina compound widely known for its trophy bass angling went up for sale this spring for \$2,199,995.

Jim Copeland, former co-owner of B.A.S.S., LLC fishing magazine publisher and membership group and global chief executive of Deloitte, owned the private fishing retreat about an hour from Charleston near downtown Orangeburg, according to broker Jon Kohler & Associates. Copeland died in January.

The 161.63 acre complex includes more than 40 acres of fishing water, several homes and a three-hole golf course. Kohler & Associates calls the property "one of the finest trophy bass fisheries in the Southeast." World-class fishermen who've cast a line there include Bass Fishing Hall of Fame inductee Gary Yamamoto, the broker says. The retreat, which counts eight ponds and lakes built for fisherman, were stocked with pure Florida genetic bass and F1 bass. The types offer "much higher top-end potential than northern bass," Kohler & Associates says. Four large docks, multiple fish feeders, bottom diffused aerators and a boathouse with an all-electric bass fishing rig for silent operation surround the main lake. Bass in the waters can exceed 10 pounds.

"We manage numerous outstanding fisheries across the eastern United States, and very few have paid attention to detail as Jim Copeland did at his fish farm," says Greg Grimes, owner of Aquatic Environmental Services. "The intensive management plan implemented the last several years has paid off

with an outstanding and diverse fishery on this unique piece of property," he says. "It is a special place."

The property's main lodge dates to the 1890s as a renovated Lowcountry home featuring more than 2,700 square feet of living space, Kohler and Associates says. The house includes four bedrooms, three bathrooms, a living and dining area and a finished back porch. A guest cottage tallies two bedrooms, two bathrooms and back porch views of the lake. The ranch style manager's house touts three bedrooms and two bathrooms.

"I have visited the Copeland's Fish Farm many times over the past 10 years," says Don Logan, retired chairman and chief executive of Time Warner Inc. "It is not only a place that has tremendous bass fishing in several of the ponds, but also is a piece of property for the entire family to chill out and have fun."

Jon Kohler & Associates describes itself as "the leading authority on plantation and high-quality land sales and marketing in the Southeast." Garden & Gun called the venture the "Plantation Broker" and Deep South dubbed it "The Plantation King." The company represents seven plantation belts across four Southern states and has closed more than 200,000 acres of property in the past 25 years.

Visit <http://www.jonkohler.com/fish-farm.php> or call broker C.J. Brown at 803-480-1260.