

Wilson Kibler
COMMERCIAL REAL ESTATE



±285.33 Acres for Sale

**St. Luke Drive,
St. George, SC**

Clay Brabham

cbrabham@wilsonkibler.com

803.767.5776

Wylie Coker

wcoker@wilsonkibler.com

803.468.0132



Investment Overview



\$1,711,980
(\$6,000/AC)

\$1,189,500
(Tract 3)

\$522,480
(Tract 4)

Total Land Tract 3: ±198.25 AC, Tract 4: ±87.08 AC

TMS # Tract 3: 101-00-00-016.000
Tract 4: 101-00-00-020.000

Rights Timber & Mineral

Zoning AR-DC (Agricultural Residential),
Dorchester County

[Additional Zoning Information](#)

Proposed Use Premier Recreational & Timber Tract



Investment Highlights

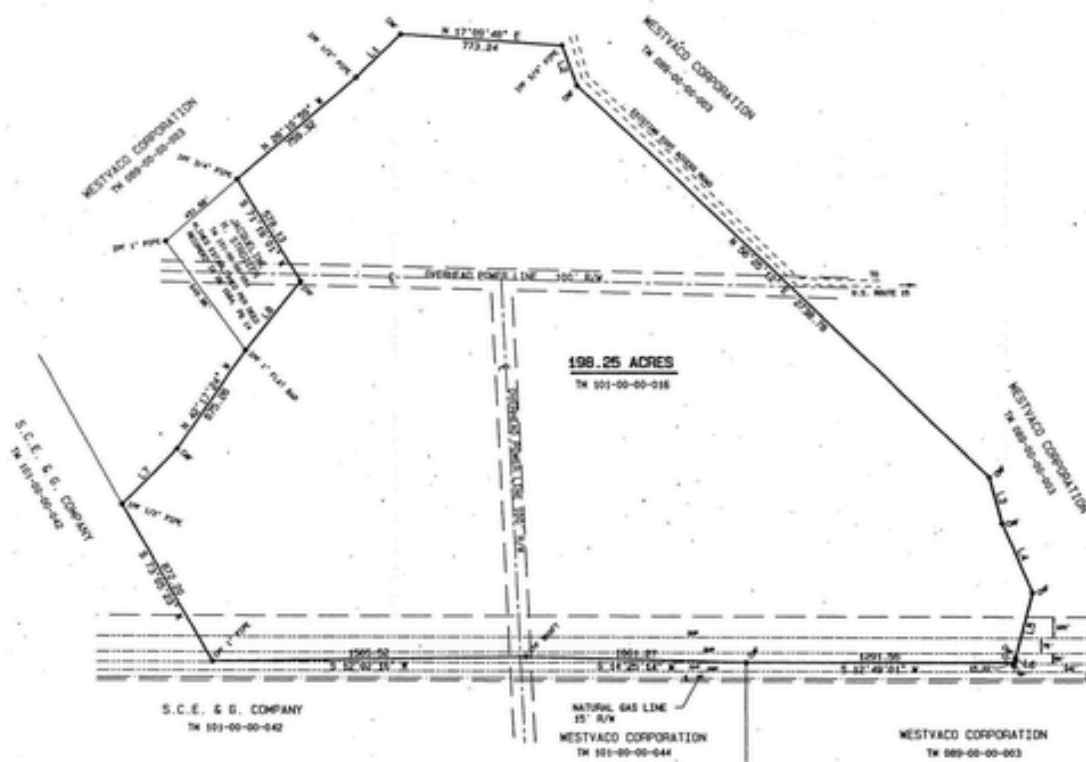
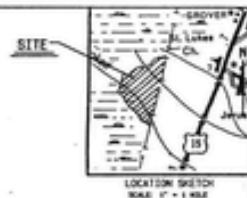
- ±285.33 acres of planted pines in Dorchester County accessible through St. Luke Drive off Hwy 15 S.
- Entire tract is planted pine established in 1994, now at merchantable age — detailed stand data available to qualified buyers upon pre-qualification.
- Situated within a grouping of Weyerhaeuser Forest Holdings timberland — a contiguous, professionally managed forest landscape.
- Quiet, game-holding habitat for deer and turkey within a large surrounding timber block.
- Hunting lease in place through the end of 2026 — terms available upon pre-qualification.
- Timber and mineral rights convey with the property.
- Location to Saint George and I-95 — ≈ 70 miles to Charleston, 80 miles to Columbia, and 80 miles to Savannah, GA.
- Agricultural (AR-DC) zoning — flexible for recreation, timber, or future use.
- Utilities nearby are Edisto Electric and Dorchester County Water & Sewer



Tract 3



MOORE WESTBURY SHULER



LINE	BEARING	DISTANCE
1.1	N 30° 40' 00" E	296.73
1.2	N 82° 50' 00" E	207.54
1.3	N 83° 54' 00" E	230.90
1.4	N 79° 00' 00" E	360.90
1.5	S 82° 40' 00" E	325.00
1.6	S 82° 40' 00" E	211.80
1.7	N 50° 50' 00" E	374.40
1.8	N 30° 40' 00" E	423.80

MOORE WESTBURY SHULER

A PLAT
OF
198.25 ACRES
STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
LOCATED 5.04/- MILES
SOUTHWEST OF GROVER
BARNETT FOR

REFERENCE:
A PLAT FOR WESTVACO CORPORATION TO BE CONVEYED BY
S.C.E. & G. CO. BY DEED L. GREEN, D.L.S. DATED JANUARY 5,
1998 RECORDED IN CLERK'S OFFICE OF DORCHESTER COUNTY,
SOUTH CAROLINA, BOOK 100, PAGE 100.
A PLAT FOR S.C.E. & G. COMPANY TO BE CONVEYED TO WESTVACO
CORPORATION BY S.C.E. & G. COMPANY, D.L.S. DATED MAY 26, 1998
RECORDED IN CLERK'S OFFICE OF DORCHESTER COUNTY,
SOUTH CAROLINA, BOOK 100, PAGE 100.
A PLAT FOR S.C.E. & G. COMPANY BY J. A. HUNTER, SURVEYOR DATED
MARCH 1998.

NOTES:
THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE
REVEALED BY A FULL AND ACCURATE TITLE SEARCH, A TITLE
SEARCH MAY PRODUCE EVIDENCE OF RECORDS THAT
WOULD AFFECT THIS PLAT, AND HENCE, REVISIONS TO THIS
PLAT.
CERTIFICATION IS MADE TO THESE PERSONS FOR WHOM THIS
PLAT WAS PREPARED AND IS NOT TRANSPARENT.
SURVEY IS VALID ONLY IF SIGNED AND SEALED BY THE SURVEYOR
AND A NOTARY PUBLIC SEAL OF THE SURVEYOR.

BASED ON FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER
FIRMER 5125 E EFFECTIVE DATE APRIL 15, 1994, THIS
PROPERTY IS LOCATED ON FLOOD ZONE "1" LAND INSIDE
100-YEAR FLOODPLAIN AND FLOOD ZONE "1" AND BASE FLOOD
ELEVATION DETERMINED.



"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION, AND BELIEF, THE SURVEY BOUND HEREON HAS
BEEN MADE IN ACCORDANCE WITH THE PRACTICE OF LAND SURVEYING IN
SOUTH CAROLINA, AND WITHIN THE SCOPE OF THE MEASUREMENTS
FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO
THERE ARE NO VISIBLE ENCUMBRANCES OR OBSTRUCTIONS OTHER
THAN SHOWN."

[Signature]
EDISTO SURVEYORS, INC.
PO BOX 1705 CHANDLER, SOUTH CAROLINA 29115

Tract 4



WEATHERS-MOORER

