

Wilson Kibler
COMMERCIAL REAL ESTATE



±161.75 Acres for Sale

**Wire Rd,
St. George, SC**

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Investment Overview



\$1,051,375
(\$6,500/AC)

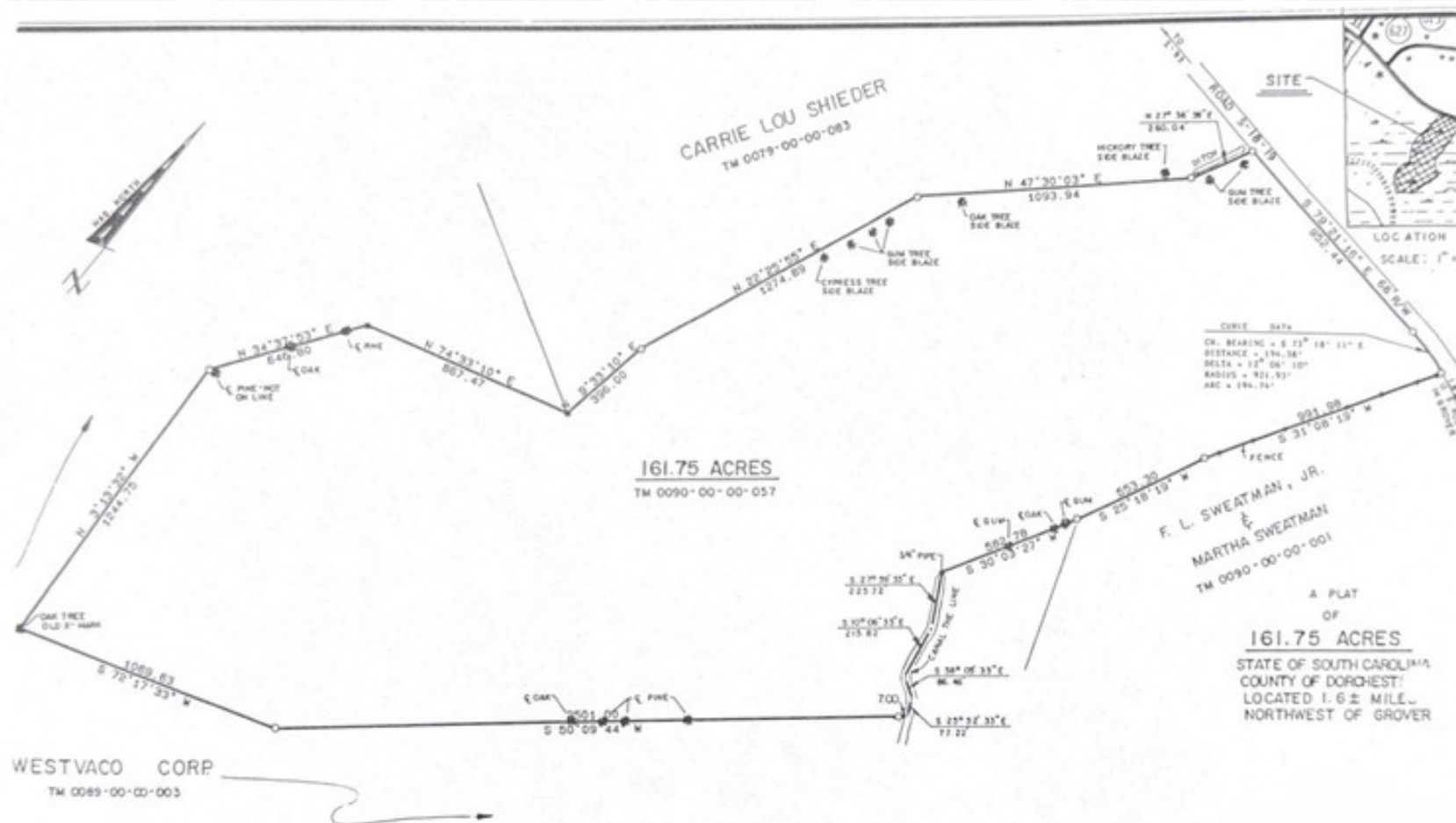
Total Land	±161.75 AC
TMS #	090-00-00-057.000
Rights	Timber & Mineral
Zoning	AR-DC (Agricultural Residential), Dorchester County
	Additional Zoning Information
Proposed Use	Premier Recreational & Timber Tract



Investment Highlights

- ±161.75-acre timber and recreational tract in Dorchester County with frontage on Wire Road and Quaker Road.
- Approximately 87 acres of planted pine established in 1995, now at merchantable age — detailed stand inventory available to qualified buyers upon pre-qualification.
- Recently harvested block ready for replanting — an opportunity to establish a fresh pine plantation and reset the timber rotation.
- A 35-acre natural beaver pond — a rare on-tract water feature for waterfowl hunting, fishing, and scenery.
- Diverse habitat — mature pine, pond-edge wetlands, and regeneration ground — supporting deer, turkey, and ducks.
- Hunting lease in place through the end of 2026 – terms available upon pre-qualification.
- Timber and mineral rights convey with the property.
- Private, rural setting roughly 1.6 miles northwest of Grover, a short drive to I-95.
- Agricultural (AR-DC) zoning — flexible for recreation, timber, or future use.
- Approximately 50 minutes to Charleston, 75 minutes to Columbia, and 90 minutes to Savannah, GA.
- Utilities nearby are Edisto Electric and Dorchester County Water & Sewer.





INWENT FOUND
TWT

REFERENCE:
A PLAT FOR F. L. SWEATMAN, JR., ET AL BY K. A. HANNEY,
S.L.S., DATED APRIL 1980.
A PLAT FOR MR. & MRS. M. L. WESTBURY BY W. P. MURPHY,
S.P.E. & S.L.S., DATED JUNE 12, 1965 RECORDED IN PLAT BOOK
15, PAGE 84.
A PLAT FOR W. W. HUTO BY F. A. MOORE, SURVEYOR DATED
AUGUST 8, 1916.

NOTE:
THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE
REVEALED BY A FULL AND ACCURATE TITLE SEARCH.

NOTE:
MAILED BY FIRM INSURANCE RATE MAP, COMMUNITY-PANEL
NUMBER 40008 0121 C EFFECTIVE DATE APRIL 15, 1994;
THIS PROPERTY IS LOCATED IN FLOOD ZONE "A" AND "B"



"I HEREBY STATE THAT TO THE BEST OF
MY KNOWLEDGE, INFORMATION, AND BELIEF,
THE SURVEY SHOWN HEREON WAS MADE IN
ACCORDANCE WITH THE REQUIREMENTS OF
THE NIXON STANDARD MANUAL FOR THE
PRACTICE OF LAND SURVEYING IN SOUTH
CAROLINA, AND MEETS OR EXCEEDS THE
REQUIREMENTS FOR A CLASS 'C' SURVEY
AS SPECIFIED THEREIN."