

Wilson Kibler
COMMERCIAL REAL ESTATE



±577.98 Acres for Sale

**Edisto River Rd,
St. George, SC**

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Investment Overview



\$4,623,840
(\$8,000/AC)

Total Land	±577.98 AC
TMS #	078-00-00-017.000
Rights	Timber & Mineral
Zoning	AR-DC (Agricultural Residential), Dorchester County
	<u>Additional Zoning Information</u>
Proposed Use	Premier Recreational & Timber Tract



Investment Highlights

- ±577.98-acre timber and recreational tract in Dorchester County with frontage on the I-95 corridor via Edisto River Road.
- Hunting lease in place through the end of 2026 – terms available upon pre-qualification.
- Mature planted and natural pine timber established in the mid-1990s, now at merchantable age — detailed stand inventory available to qualified buyers upon pre-qualification.
- Recent regeneration block ready for replanting — an opportunity to establish a fresh pine plantation and reset the timber rotation.
- Open fields suitable for agriculture or wildlife food plots.
- Diverse big-game habitat — deer and turkey across upland pine, hardwood bottoms, open fields, and wetlands.
- Natural wetlands and beaver ponds.
- Timber and mineral rights convey with the property.
- Private gated entrance with an established interior trail and road system.
- Served by Edisto Electric Cooperative and within the Dorchester County water & sewer service area.
- Agricultural (AR-DC) zoning with no conservation easement — flexible for recreation, timber, or future use.
- Strategically located between I-95 Exits 68 and 77; ±50 miles to Charleston, ±75 to Columbia, and ±90 to Savannah, GA.
- Utilities nearby are Edisto Electric and Dorchester County Water & Sewer

Property Photos





LINE	BEAMS	OFF-AXIS
1.1	5.21 $\times 10^{-5}$	309.53
1.2	5.36 $\times 10^{-5}$	442.25
1.3	5.52 $\times 10^{-5}$	395.48
1.4	5.73 $\times 10^{-5}$	417.10
1.5	5.94 $\times 10^{-5}$	272.30
1.6	6.19 $\times 10^{-5}$	52.64
1.7	5.41 $\times 10^{-5}$	3.20
1.8	5.55 $\times 10^{-5}$	356.50
1.9	5.64 $\times 10^{-5}$	356.50
1.10	5.97 $\times 10^{-5}$	498.67
1.11	5.55 $\times 10^{-5}$	417.93
1.12	5.40 $\times 10^{-5}$	138.56
1.13	5.41 $\times 10^{-5}$	66.36
1.14	5.65 $\times 10^{-5}$	118.86
1.15	5.41 $\times 10^{-5}$	118.86
1.16	5.39 $\times 10^{-5}$	183.48
1.17	5.80 $\times 10^{-5}$	152.00
1.18	5.48 $\times 10^{-5}$	293.70
1.19	5.70 $\times 10^{-5}$	176.20
1.20	5.40 $\times 10^{-5}$	176.20
1.21	5.35 $\times 10^{-5}$	307.36
1.22	5.56 $\times 10^{-5}$	227.47
1.23	5.56 $\times 10^{-5}$	227.47
1.24	5.62 $\times 10^{-5}$	91.88
1.25	5.60 $\times 10^{-5}$	228.88
1.26	5.62 $\times 10^{-5}$	228.88
1.27	5.50 $\times 10^{-5}$	235.52

Toll 878-646-6467

A FLAT

578.31 ACRES

STATE OF SOUTH CAROLINA
COUNTY OF DORCHESTER
LOCATED 4.04/- MILES
WEST OF GROVER

04/04/2000 11:00

"I strongly urge that to the best of an individual's, corporation's, and society's, the current system should not be made to conform with the requirements of the American Standards Institute for the practice of land subsidence in North Carolina, and efforts be taken to the requirements for a Class 'C' surface as specified herein."

[Signature]