

PROPERTY DESCRIPTION

This expansive 145-acre property boasts an impressive 1700 feet of Edisto River frontage, offering unparalleled access to one of South Carolina's most scenic waterways. With 3500 feet of paved road frontage between Highway 17 and McDanieltown Road, convenience meets tranquility in this prime location situated 16 miles west of Summerville and 17 miles east of Walterboro.

A 20-acre stand of mature 40-year-old pines runs along McDanieltown Road, providing beauty, privacy, and an immediate investment opportunity. The remainder of the land features a diverse mix of natural pine and hardwood, creating a haven for wildlife. Whitetail and small game abound, making it a hunter's paradise. At the same time, the property's ideal position in the ACE Basin ensures a steady stream of waterfowl, perfect for birdwatchers and wing shooters alike.

Whether seeking a weekend hunting retreat or envisioning a family compound, this property offers endless possibilities. Large riverfront parcels like this rarely become available in the ACE Basin, making this a unique opportunity to own a piece of Lowcountry paradise.

PROPERTY FEATURES:

- ACE Basin
- Mature pine stand
- Natural pine and hardwood forest
- Over 3500ft of paved road frontage
- Over 1700ft of Edisto River frontage
- Conveniently located between Summerville and Walterboro
- Close proximity to Long Creek Boat Landing - less than 1/4 mile

DIRECTIONS:

From I-95, take exit 57 toward Walterboro, then turn left onto Robertson Blvd. In 2.5 miles, turn left onto Highway 17, and in 14 miles, turn left onto McDanieltown Rd. The property is on the right side of the road until you meet Macedonia United Methodist Church.

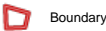
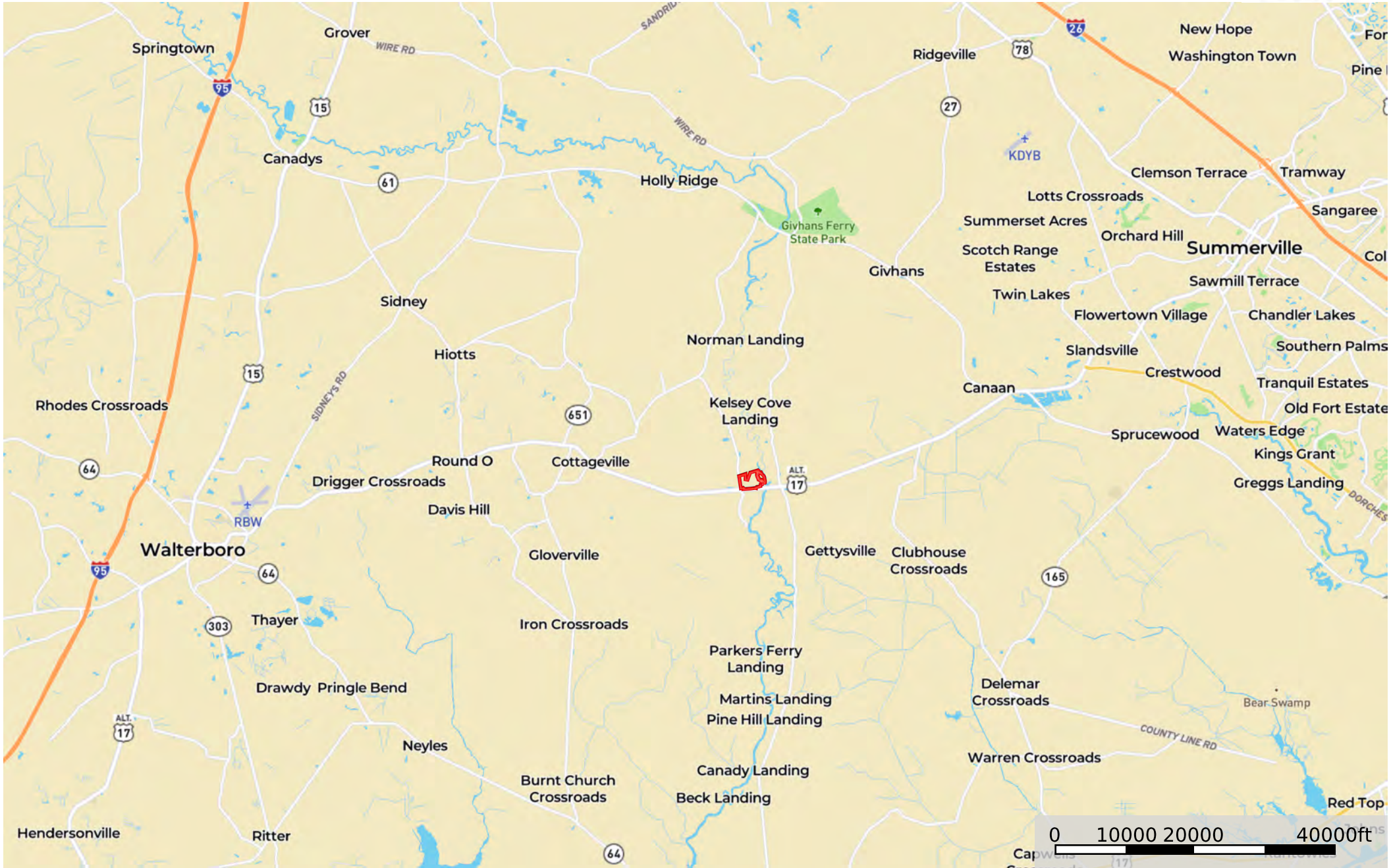
From I-26, take exit 199a onto Highway 17 south toward Summerville; in 7.7 miles, keep left, continuing on Highway 17; in 11 miles, after crossing the Edisto River, turn right onto McDanieltown Rd. The property is on the right side of the road until you meet Macedonia United Methodist Church.

CONTACT

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Edisto River Tract
Colleton County, South Carolina, 145 AC +/-

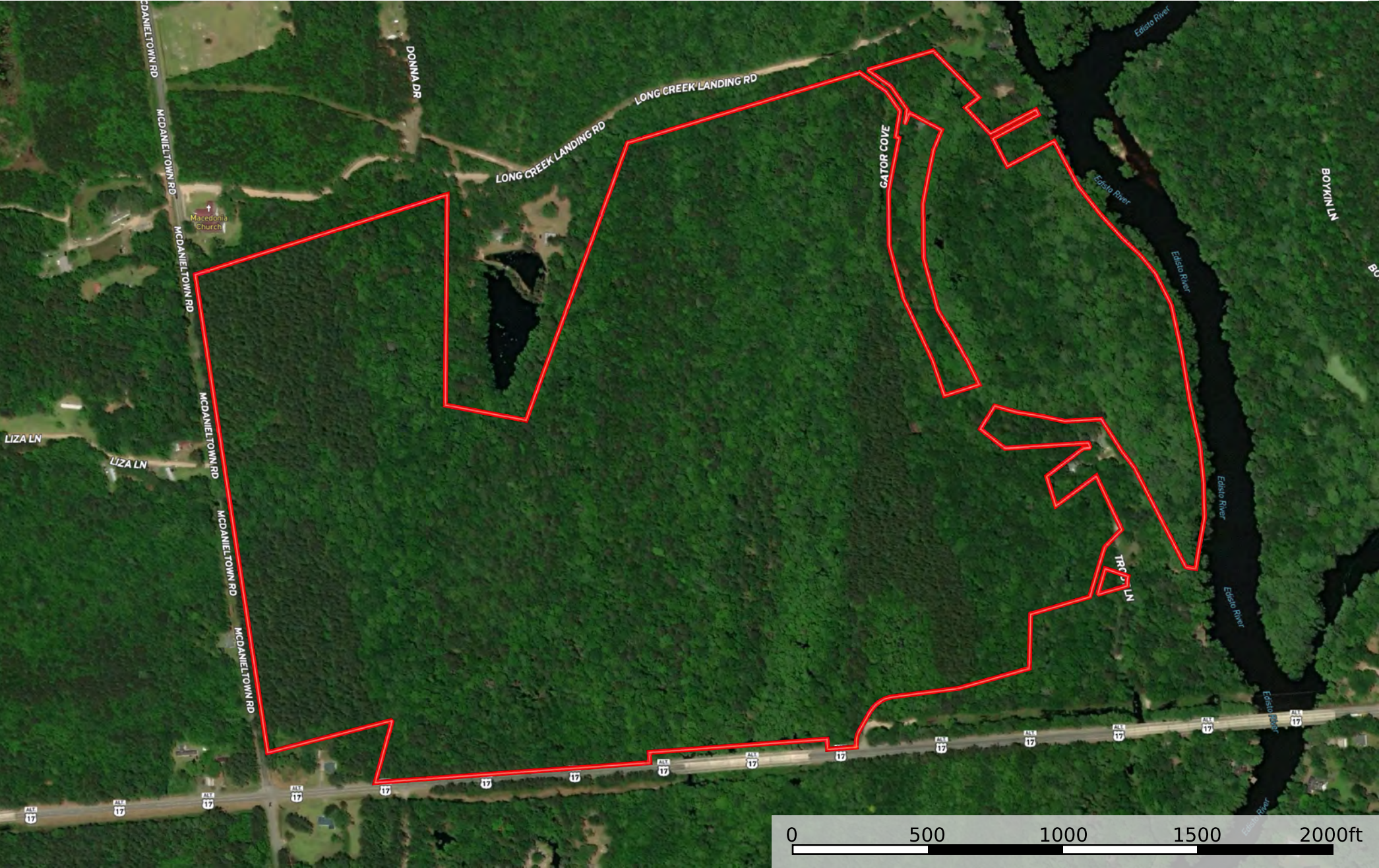



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Boundary

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