



OLD CHELSEA SOUTH

JASPER COUNTY, SC

547 +/- ACRES

\$5,442,650



PROPERTY DESCRIPTION

Old Chelsea South was once part of the Fields family's historical Chelsea Plantation. This property boasts sweeping live oaks, mature pines, and mixed hardwoods throughout. It offers incredible wildlife habitat diversity and a beautiful landscape. Old Chelsea South has an abundance of wild turkeys and a very healthy, well-managed deer herd. There are also three potential duck impoundments to take advantage of the coastal flyway only a few miles away. It is situated between Bolan Hall Plantation, Chelsea Plantation, Hazzard Creek Plantation, and Okatie Club, and it is only a short ten-minute drive from the town of Okatie and all of its amenities.

Hazzard Creek and its game-rich hardwood creek bottom runs over a half mile along the northern property boundary, providing excellent turkey roosting, deer bedding cover, and an abundance of quality mast-producing hardwoods. The famed Okatie Club runs the entire length of the Western property boundary. The landscape has diverse habitats, including multiple age classes of loblolly pine stands and hardwoods. In addition to potential duck impoundments, four large fields could be planted for doves, turkeys, or deer.

Old Chelsea South is conveniently located only 6 miles from John Paul II and 14 miles from Cross School, HH Christiaan Academy, and Bluffton High, offering a rare opportunity to be close enough to turn the property into a full-time residence. This property is a blank canvas with improvements, allowing the new owner the freedom to craft their dream home or hunting compound. The current zoning for Old South West is very liberal, as this property has been fully entitled to an existing development agreement with Jasper County. This would be a rare opportunity for a conservation-minded buyer to capitalize on potential tax incentives by placing an easement on this historic property. The donor can design easements to allow for all historical usages but provide protection from development.

Contact the listing agent to learn more about conservation easements and how this might benefit the next great steward of this unique property.

PROPERTY FEATURES:

- Large Food Plots
- Diverse Timber Stands
- Hardwood Creek Bottom
- Premier Duck Hunting Potential
- Close Proximity to Okatie, Ridgeland & Bluffton

DIRECTIONS:

From Bluffton travel West 3 miles on highway 278, turn North and travel 4 miles on highway 170, turn left onto highway 462 North and travel 5 miles, turn left onto Glover road and travel 1/2 mile to the property.

CONTACT

Scott Richardson

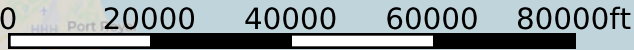
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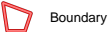
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The information contained herein was obtained from sources deemed to be reliable.

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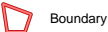
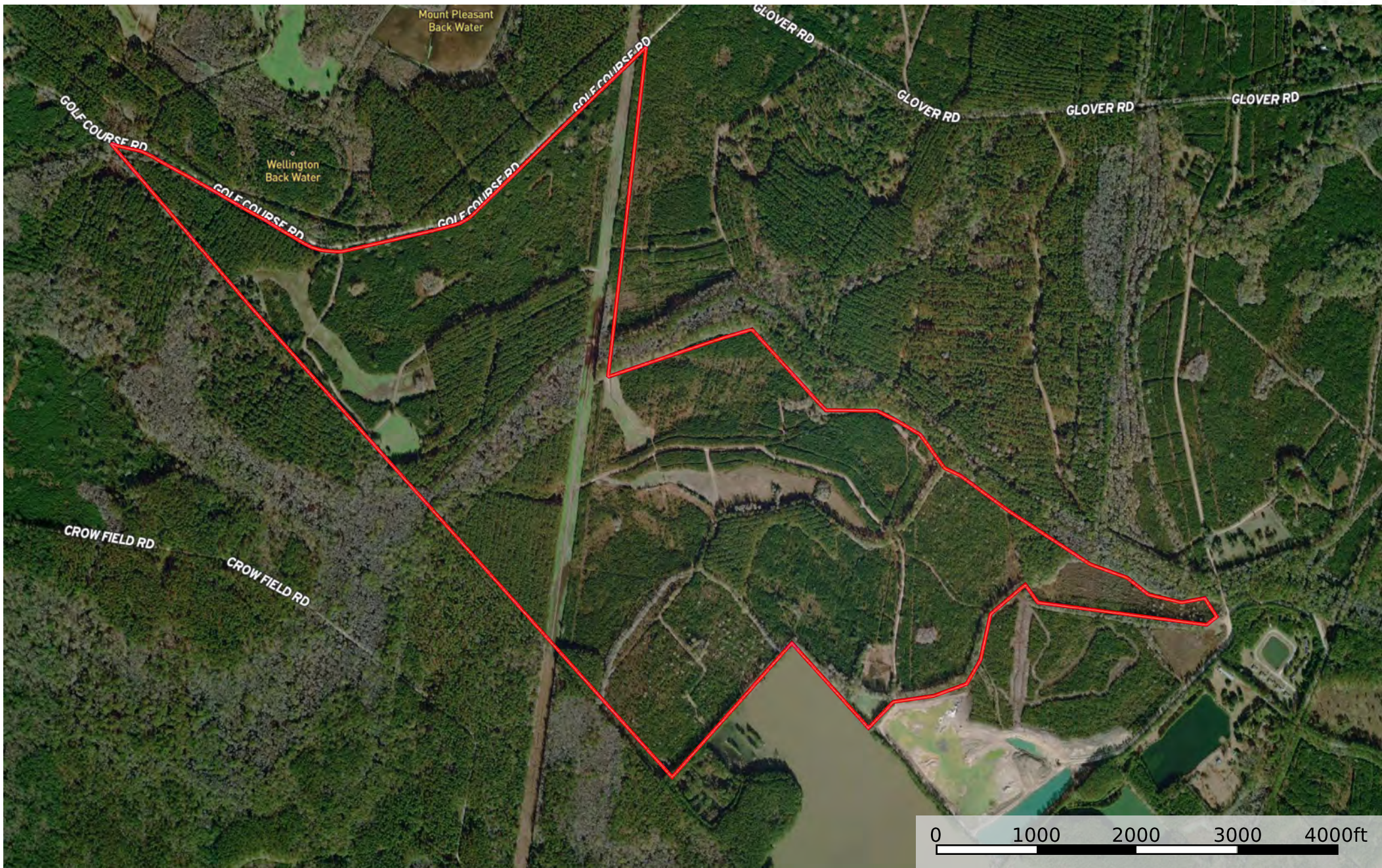
Old Chelsea South
Jasper County, South Carolina, 547 AC +/-



Boundary

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