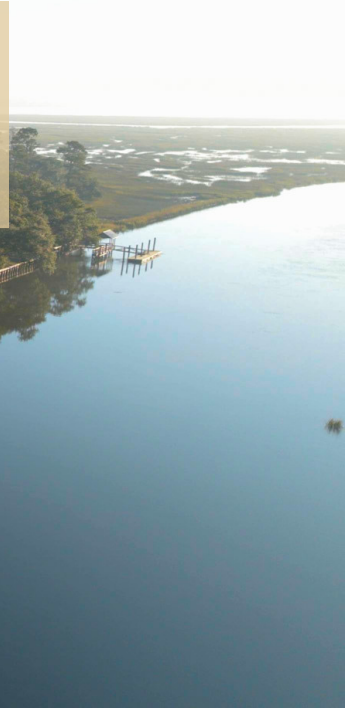




COLES ISLAND

JASPER COUNTY, SC

543 +/- ACRES
\$6,627,000



A rare private coastal island with deepwater access, two residences, and a legacy of Lowcountry sporting and conservation heritage.

Located along Coles Creek and the Broad River, Coles Island encompasses 267± acres of high ground, 276± acres of pristine tidal marsh, and over 1000 ft of non-marsh high bluff waterfront, just minutes from Hilton Head Island and Palmetto Bluff. This historic island is surrounded by the 15,000±-acre Good Hope Plantation, ensuring unmatched privacy and seclusion while remaining easily accessible via a private vehicular causeway.

With a landscape that remains much as it was more than 200 years ago, Coles Island offers an extraordinary opportunity to own one of the last significant coastal islands of the South Carolina Lowcountry.

Property Highlights

- 543± total GIS acres (375± acres on Cole's Island & 168± acres on Wash's Island)
- Vehicular access via private causeway
- Deepwater frontage on Coles Creek with direct access to the Broad River & Intracoastal waters
- Two private deepwater docks, 60-foot float, pier heads & concrete boat ramp
- Surrounded by the 15,000± acre Good Hope Plantation
- Premier candidate for a conservation easement

Residences

Main Residence - 421 Powell Oak Drive

Elevated on a high bluff positioned for panoramic water views, the 3,471± sq. ft. main home features:

- 4 bedrooms, 3.5 baths
- Elevator, security system, three fireplaces
- 825± sq. ft. of porches and decks
- 2,973± sq. ft. enclosed garage/storage below residence
- Central HVAC, stucco/shell exterior, metal roof

Guest Log Home – 382 Powell Oak Drive

A rustic yet refined retreat ideal for family and sporting guests:

- Central HVAC
- 1,656± sq. ft., 4 bedrooms & 2 baths
- 1,155± sq. ft. of elevated outdoor living space
- One-story cabin on piers with a metal roof

Land & Sporting Features

Cole's Island supports a diverse array of outdoor recreation and land stewardship opportunities:

- 24.5± acres of open land suitable for dove fields or equestrian use
- Three deepwater wells
- Stables (2,298± sq. ft. plus 1,730± sq. ft. loft)
- Boat shed (1,344± sq. ft., concrete slab, lighting)
- Dog kennels with seven runs
- Outstanding habitat for deer, turkey, doves, quail, waterfowl, and wading birds
- Saltwater fishing, shrimping, crabbing, kayaking, and boating directly from the property

Heritage & Conservation Value

Coles Island represents a premier opportunity for:

- Legacy land stewardship
- Conservation easement benefits
- Preserving one of the last unfragmented coastal islands in the region

Location

A rare sense of wilderness within proximity to the Southeast's most desirable coastal destinations:

- 20 minutes to Palmetto Bluff
- 30 minutes to Hilton Head Island
- 45 minutes to Savannah, GA
- 1.5 hours to Charleston, SC

An Irreplaceable Lowcountry Offering

Coles Island is an extraordinary opportunity to acquire a true coastal island with the natural, recreational, and historical characteristics that define the Lowcountry's most iconic landholdings.

Whether envisioned as a family compound, sporting plantation, maritime retreat, or a conservation legacy, Coles Island represents a property without equal.

Coles Island Acreage is based upon Jasper County Tax Assessor's GIS mapping and the plats of record. The advertised acreage is the total area and does not reflect acreage located within NOAA's OCRM jurisdiction. The property will be conveyed with deed restrictions limiting the number of residential dwellings to no more than five. Contact the Broker for more details.

SHOWINGS BY APPOINTMENT ONLY

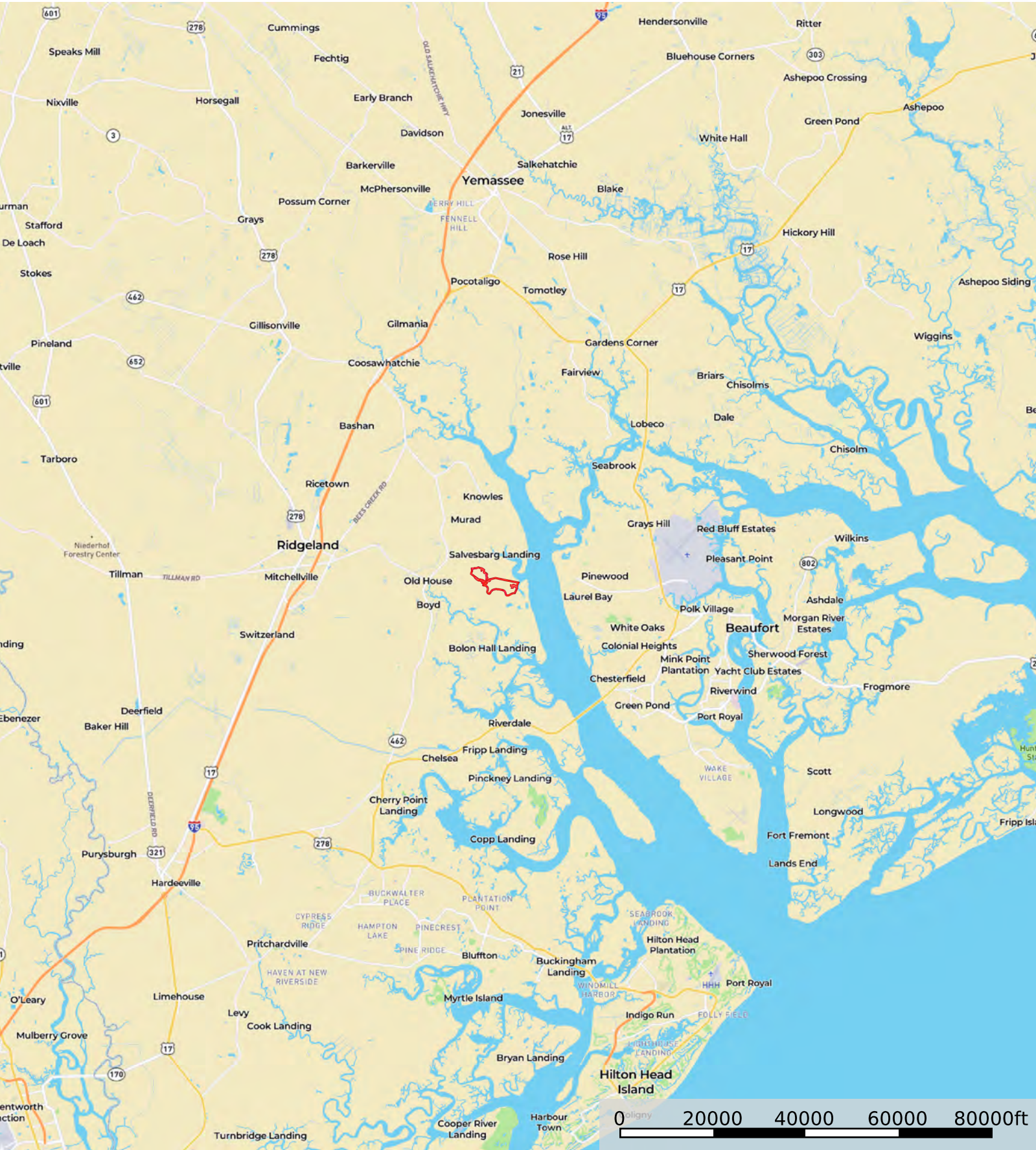
CONTACT

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www.CrosbyLandCo.com



 Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

Coles Island
Jasper County, South Carolina, 543 AC +/-



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