



EDISTO RIVER RETREAT

DORCHESTER COUNTY, SC

59.24 +/- ACRES

\$675,000



PROPERTY DESCRIPTION

The Edisto River Retreat offers a rare opportunity to own secluded waterfront acreage along one of South Carolina's most renowned blackwater rivers. Located in Ridgeville, just north of the ACE Basin watershed, this 59.24± acre offering blends an unmatched variety of outdoor opportunities and self-sufficiency in the Lowcountry. With paved frontage on Gator Walk Road and an established internal road system, accessing each part of the tract is effortless. Two stocked ponds, that measure approximately 1.2± and 2.3± acres, are located at the rear of the property. Between the ponds lies a 2± acre open field that was previously approved for six RV septic hookups, creating the possibility of a gathering space for family, friends, or future expansion. A private boat ramp and dock extend directly into the Edisto River, providing unlimited boating, fishing, and exploring access. Wildlife is abundant, with whitetail, turkey, and waterfowl seen almost daily.

Overlooking the smaller pond, a new 450± sq. ft. cabin provides comfort, privacy, and sustainability. The cabin operates entirely off-grid, utilizing a 400W solar array, 3600W battery pack, private well, and new septic system, allowing you to enjoy modern conveniences without dependence on public utilities. An upgraded 110-volt well pump has recently been installed and elevated above grade for flood protection, ensuring reliability even when the river is in flood stage. At the front of the tract, a cleared homesite with septic approval for a two-bedroom residence offers an excellent location for a future river house with power on site.

Whether envisioned as a private weekend getaway, sustainable retreat, or family compound, this property is a blank canvas with endless possibilities

PROPERTY FEATURES:

- Gated Entrance
- Two Stocked Ponds
- Established Road & Trail System
- Private Boat Ramp & Dock on the Edisto River
- New 450 sq. ft. Off-Grid Cabin with Solar, Well, & Septic
- 2-Acre Field with Prior Approval for Six RV Hookups to Septic

DIRECTIONS:

From I-26 take Exit 187 toward Ridgeville and Highway 27. Turn right onto Ridgeville Road (SC-27) and continue for approximately 0.2 miles. Then, turn left onto US-78 and follow it for 1.1 miles before turning right again onto Ridgeville Road (SC-27). Continue along Ridgeville Road for 1.7 miles until it becomes Givhans Road, then stay straight on Givhans Road for 6.2 miles. Next, turn right onto Old Beech Hill Road (S-18-162) and drive 3.1 miles. Turn right onto Shoofly Road and continue for 1.3 miles. Make a right onto Gator Walk Road and travel about 0.5 miles. The property will be on your right.

CONTACT

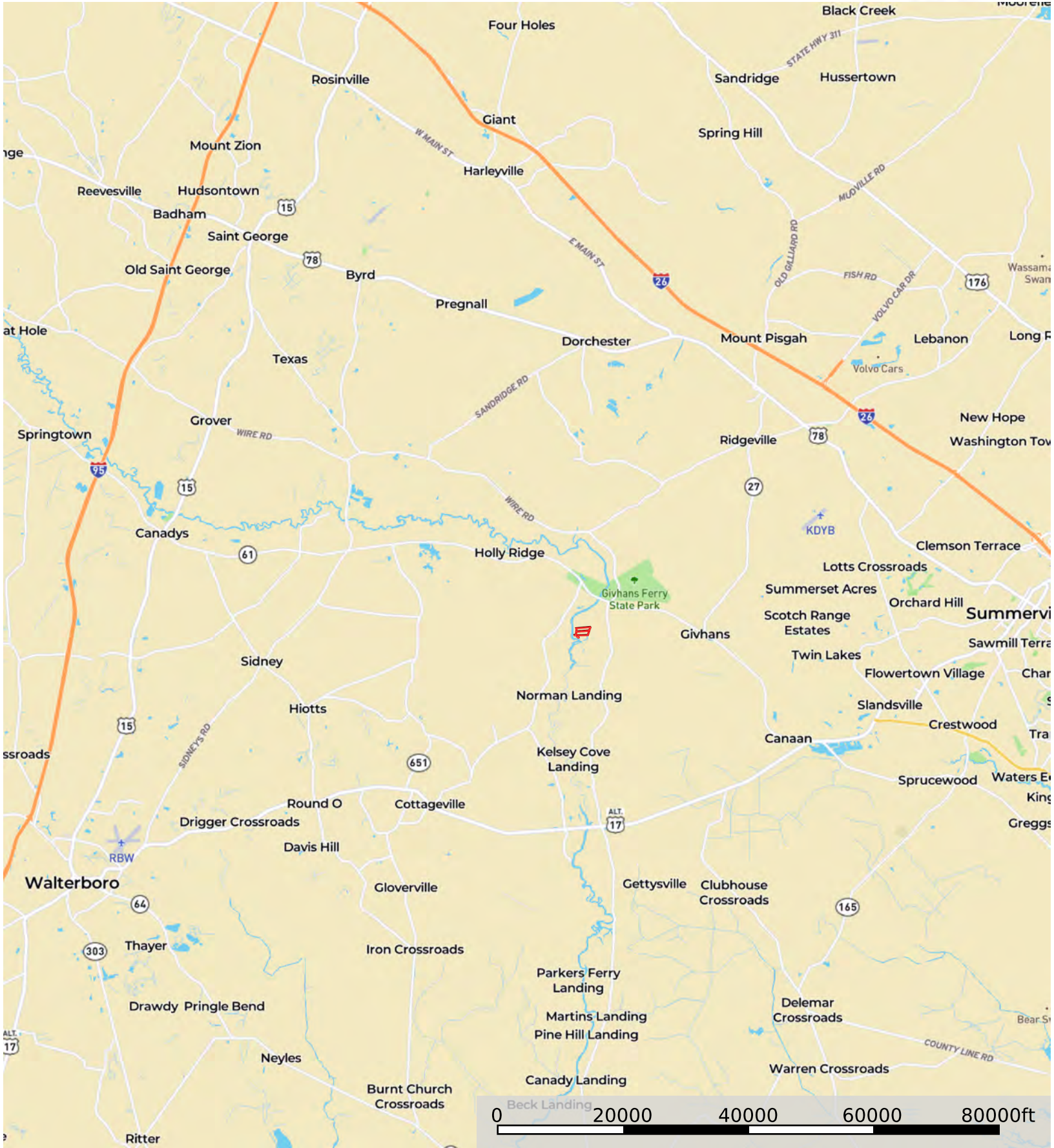
JOE BENTON

O: 843.782.5700 - M: 803.319.1269

EMAIL: JOEBENTON@CROSBYLANDCO.COM

WWW.CROSBYLANDCO.COM

Edisto River Retreat
Dorchester County, South Carolina, 59.24 AC +/-



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.

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