

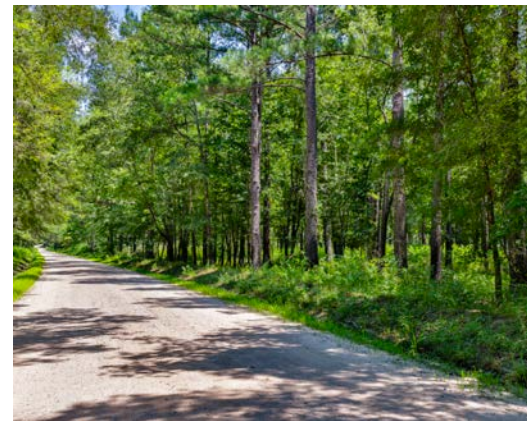


OLD CHELSEA RICE CANAL

JASPER COUNTY, SC

196 +/- ACRES

\$1,950,200



PROPERTY DESCRIPTION

Old Chelsea Rice Canal was once part of the Fields family's historical Chelsea Plantation. From magnificent sweeping live oaks to towering old-growth pines with mixed hardwoods throughout, Old Chelsea Rice Canal offers incredible wildlife habitat diversity and a beautiful landscape.

Old Chelsea Rice Canal has an abundance of wild turkeys and a very healthy, well-managed deer herd. It is situated between Bolan Hall Plantation, Chelsea Plantation, Hazzard Creek Plantation, Okatie Club, and 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 through the middle of the property, providing excellent turkey roosting, deer bedding cover, and an abundance of quality mast-producing hardwoods perfect for bow hunting. The landscape is rich with diverse habitats, including mature stands of mixed pine and hardwoods that are seldom seen anymore. Much of the upland pine forests are mature and could be thinned; the proper spacing of trees and canopy allows sunlight to penetrate the forest floor, promoting the growth of native warm-season grasses and forbs for bobwhite quail.

Old Chelsea Rice Canal is conveniently located 6 miles from John Paul II and 14 miles from Cross School, Hilton Head Christian 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 no improvements, allowing the new owner the freedom to craft their dream home or hunting compound.

The current zoning for Old Chelsea Rice Canal 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:

- Hardwood Creek Bottom
- Excellent Quail Hunting Potential
- Close Proximity to Okatie, Ridgeland & Bluffton
- Significant Conservation Easement Opportunity
- Mature Mixed Pine & Hardwood Bottom Timber Stands

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

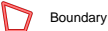
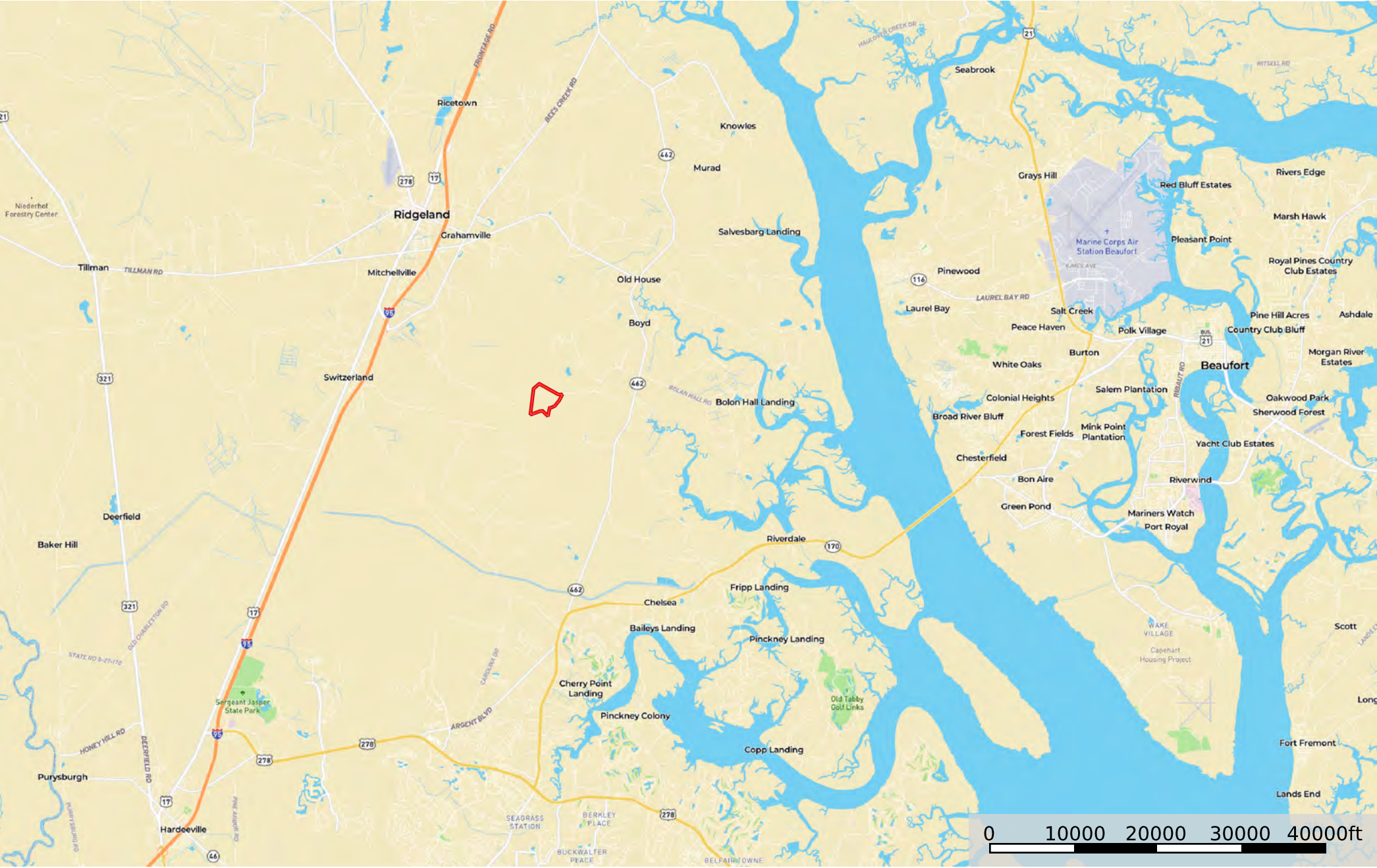
Scott Richardson

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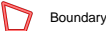
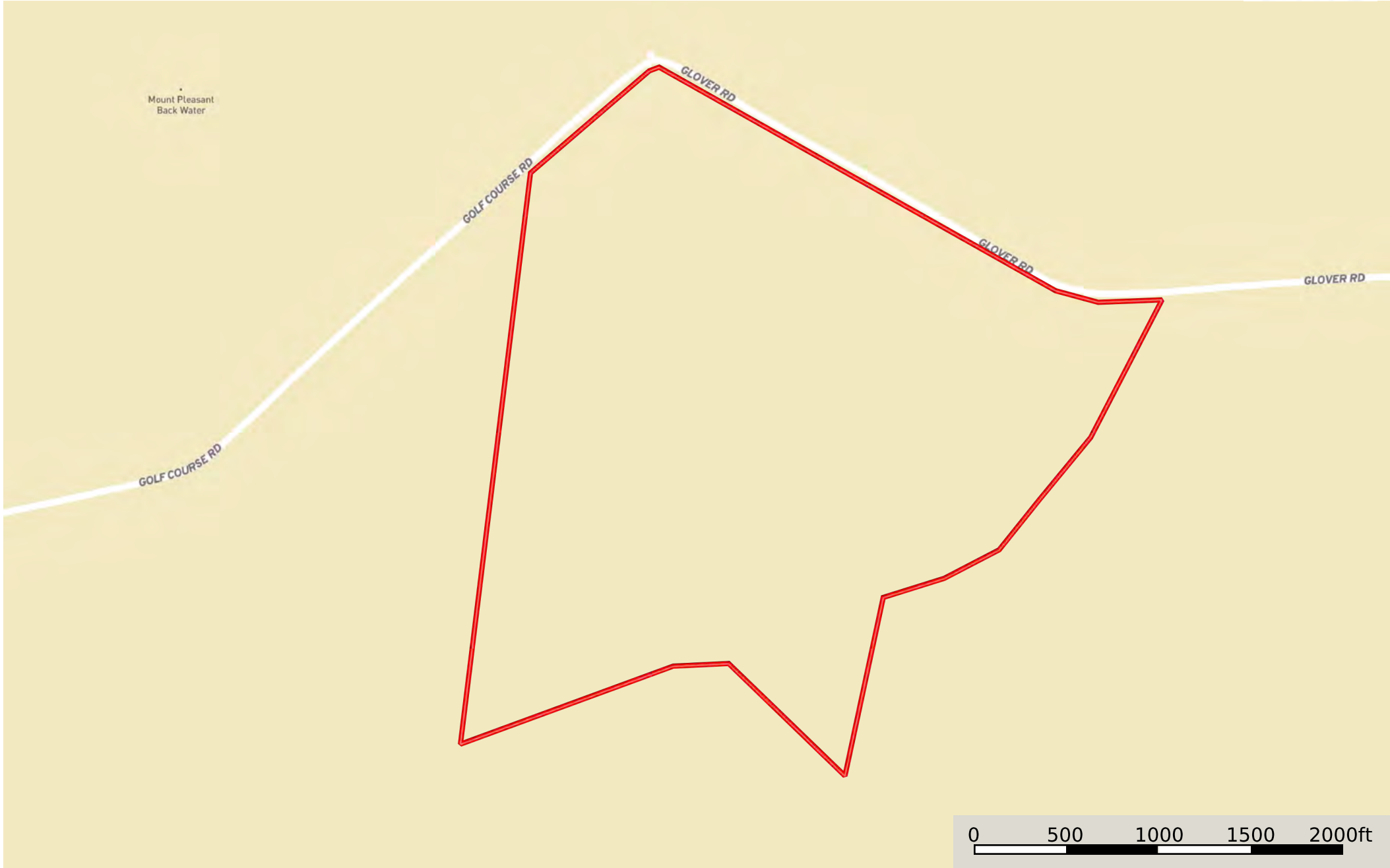
www.CrosbyLandCo.com

Old Chelsea Rice Canal
Jasper County, South Carolina, 196 AC +/-



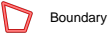
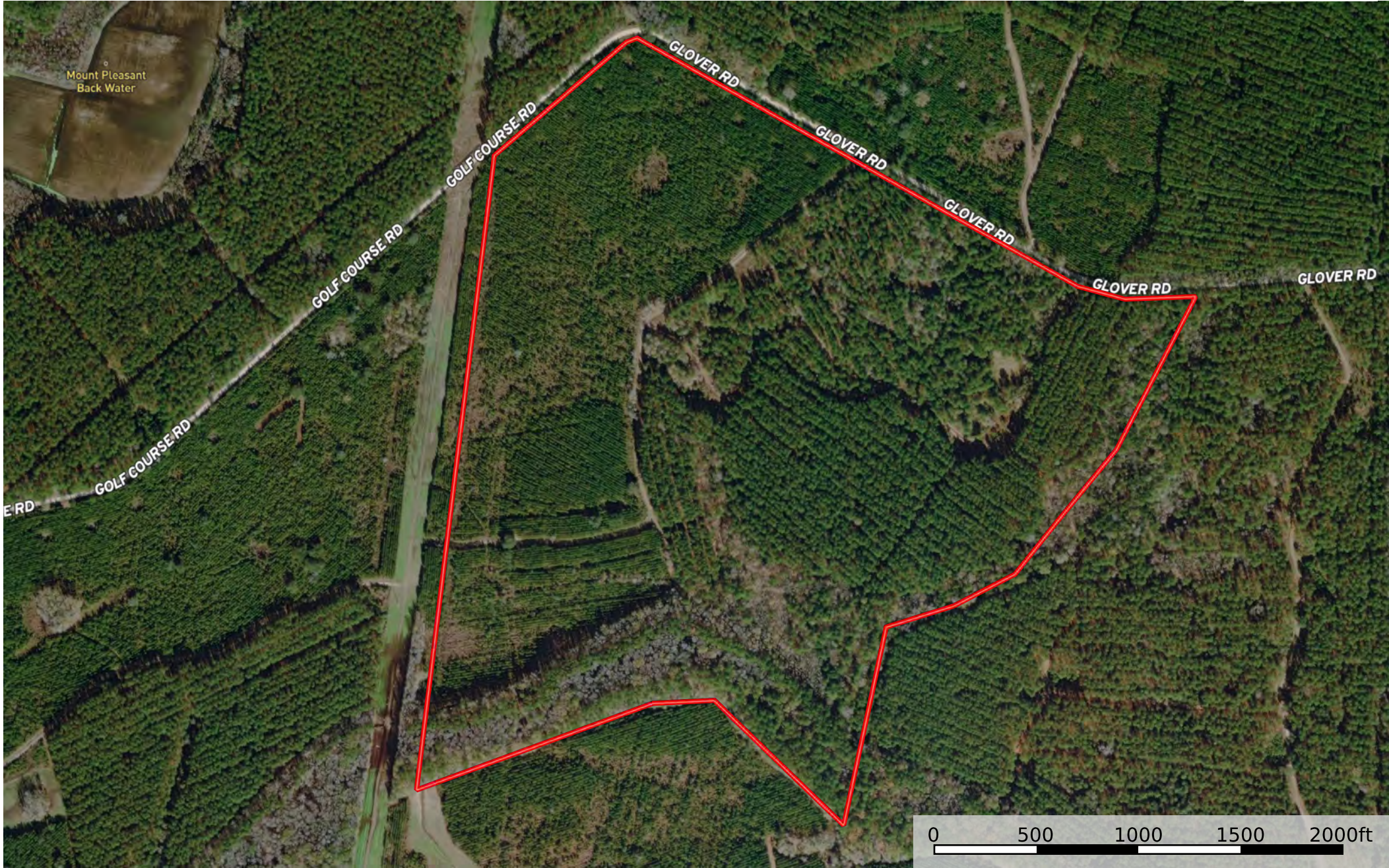
Boundary

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