



DEVEAUX HILL
BEAUFORT COUNTY, SC
231 +/- ACRES
\$3,500,000



PROPERTY DESCRIPTION

DeVeaux Hill is located in the heart of the Lowcountry in Sheldon, South Carolina, nearly halfway between Charleston and Bluffton, with easy access just off HWY 17 and I-95 at Exit 33. Named after the historical family plot that can be found on the property, this offering is truly a rare opportunity to purchase an exceptional property that offers extraordinary natural features and character in a region where properties are seldom available.

Historically, this property was part of the Tomotley Barony which was a land grant given by the King of England and, more recently, part of what is known today as Cotton Hall Plantation. This is a historical legacy property located in a region rich with history dating back to the War of Independence. Other notable properties in the area include Tomotley, Bindon, Jericho, Brewton and the nearby Brays Island.

The landscape is diverse and comprises coastal uplands with mature hardwoods, open Ag fields, a brackish tidal pond and controlled inland rice fields. Currently, there are no structural improvements on DeVeaux Hill but there are multiple potential home sites with picturesque settings amongst 100+ year-old live oaks. This is a well-appointed blank canvas that has been naturally staged for the next owner to imagine their own improvements, which will complement this exclusive property's natural setting.

The acreage breakdown consists of 68 acres of open land that is compartmentalized by 6 different fields, divided by natural wooded corridors. The fields can provide ample wing shooting for both dove or quail with the implementation of proper management. The hedgerows dividing the fields provide good cover and a natural edge effect for quail habitat. In addition to the upland hunting opportunities DeVeaux Hill has to offer, there are 20 acres of inland rice fields capable of being planted and flooded annually to attract wintering waterfowl. Wildlife populations in this area are abundant, with most local landowners practicing quality management resulting in robust numbers of both turkey and deer.

The 22 acres of tidal pond supports a very diverse and rich ecological system for a variety of coastal birds and other wildlife. Common visitors include storks, herons, egrets and wading birds of all varieties. Redfish or spot tail bass, as the locals refer to them, can be found here seasonally depending on the salinity and food sources available; this natural estuary is a treasure trove for attracting wildlife year round.

The value of this property is unmeasurable when you consider the natural features, history and location. You can indulge yourself in every outdoor recreational pursuit the Low Country has to offer. It is rare that a property of this manageable size can offer you duck hunting, dove, quail, deer, turkey and as a bonus you can catch spot tail bass .

Currently, DeVeaux Hill has no conservation easements in place. The natural attributes, frontage along major corridors and its proximity to growth all support this property being an excellent candidate. Should the next owner be interested in learning more about conservation and how they could benefit from a donated easement, please contact Crosby Land Company, Inc as we are affiliated with multiple local and national land trust organizations.

PROPERTY FEATURES:

- Picturesque Home sites
- Historical property region
- 100 + year old Live Oaks
- Brackish tidal pond
- Controlled waterfowl impoundment
- Ideal location between Bluffton and Charleston
- Open Ag land suitable for multiple applications

*****SHOWING BY APPOINTMENT ONLY*****

CONTACT

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