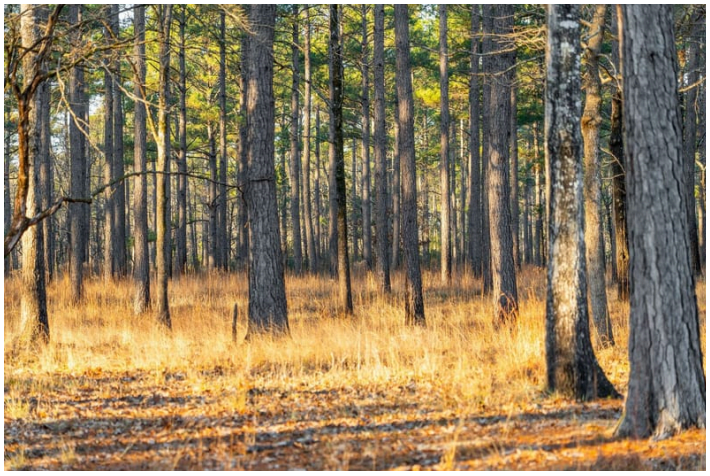
ECHAW CREEK PLANTATION
Old Oakhill Rd
Jamestown, SC 29453

$25,000,000
2,192± Acres
Berkeley County







MORE INFO ONLINE:

https://compasssouth.com/land-sales/

SUMMARY

Address
Old Oakhill Rd

City, State Zip
Jamestown, SC 29453

County
Berkeley County

Type
Farms, Recreational Land, Timberland, Hunting Land, Riverfront

Latitude / Longitude
33.2223 / -79.5628

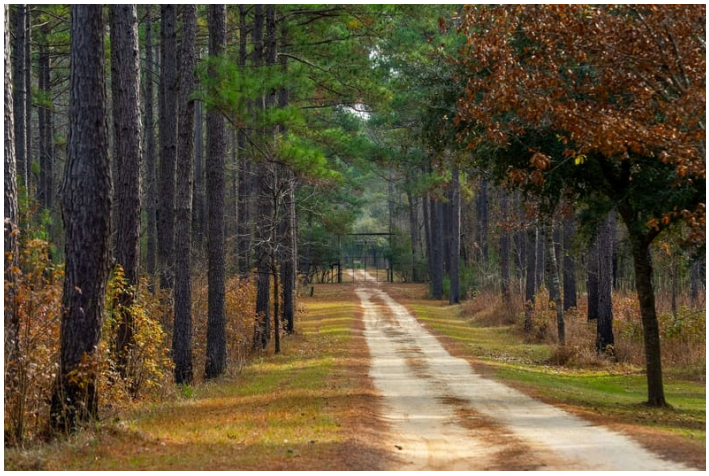
Dwelling Square Feet
3,666

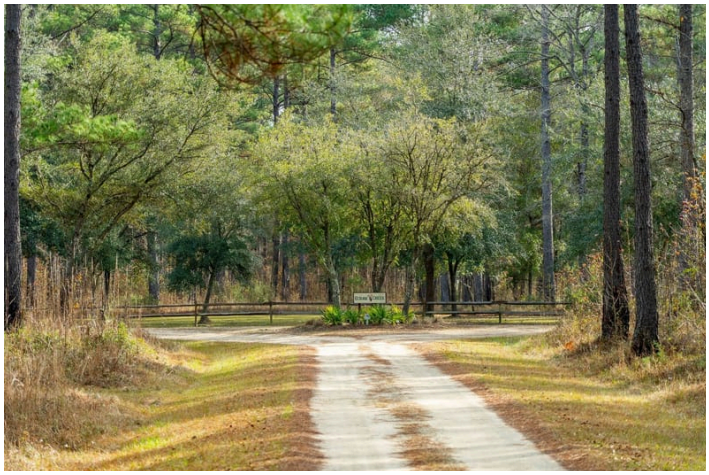
Bedrooms / Bathrooms
4 / 3

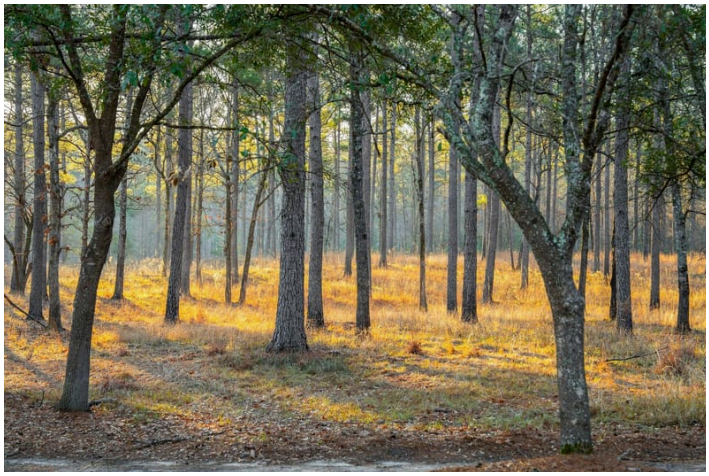
Acreage
2,192

Price
$25,000,000

Property Website
compasssouth.com







PROPERTY DESCRIPTION

Welcome to Echaw Creek Plantation, a magnificent 2,192-acre sporting property in the heart of the Santee River basin in eastern Berkeley County. This masterpiece represents a rare convergence of history, conservation, and world-class hunting-a place where every detail has been thoughtfully stewarded for decades.

The property stands as a testament to the late Mr. Gedney Howe, III and his long-term vision: top-notch improvements, wildlife management, and conservation. With approximately 975 acres enclosed in a high fence, multiple floodable waterfowl impoundments, flourishing wild turkey populations, and thoughtful improvements throughout, this property is turnkey. It is ready to hunt and stay with zerc deferred maintenance.

Historical Significance

Assembled through multiple purchases in the mid to late 1990s, Echaw Creek Plantation was pieced together into the footprint known today. The property and its surrounding swamps, along with a portion of the Santee River, are immersed in well-documented Pre-Revolutionary and Civil War history.

Having a direct connection to the past while preserving the land's aesthetics and maximizing wildlife habitat for today's sportsmen is rare and cannot be replicated. At its core, this is a premier sporting property built on a foundation of stewardship and legacy.

Location & Access

The location offers unparalleled convenience. Easily accessible from Charleston and just over 30 minutes from the Georgetown Airport, the property is completely insulated in perpetuity by natural barriers: 3/4 of a mile of frontage along the Santee River, just under 3 miles of frontage along Echaw Creek, and the Francis Marion National Forest.

This combination of seclusion, natural insulation, and long-term protection defines this exceptional property.

Hunting Opportunities

Trophy Whitetail Deer

High-quality trophy deer hunting has been a goal and roaring success on Echaw Creek Plantation since its inception. Approximately 975 acres are enclosed in a registered high fence, and deer hunting on the remaining acreage is equally phenomenal. This high fence is uniquely large for South Carolina and represents an improvement that is no longer permitted to be built in the state.

The property is intensively managed for trophy whitetail, with harvest reports and camera surveys demonstrating consistent success in producing several trophy-class bucks annually. Management practices include a year-round supplemental feeding program, well-

documented annual camera surveys, an immaculate food-plot system, and continuous habitat management and improvement. The owner has also introduced significant supplemental mast-producing trees for wildlife.

Waterfowl

For the wing shooter, this property checks all the boxes. Waterfowl hunting at Echaw Creek is consistently described with one word: special. Three separate impoundments-15, 10, and 3 acres-can be planted and flooded for waterfowl through an on-site industrial pump system. Water control structures in multiple hardwood drains add significant floodable acreage of manageable waterfowl habitat.

Located a short distance from the Santee Delta, the impoundments attract an incredible variety of waterfowl species, often in great numbers.

Wild Turkey

The wild turkey population on Echaw Creek Plantation is nothing short of incredible, with vast numbers of birds throughout this phenomenal habitat. Archibald Rutledge, South Carolina's first Poet Laureate, wrote extensively about extraordinary turkey hunting on and around his family's Hampton Plantation-just out of earshot and down the river from Echaw Creek-in his book, *America's Greatest Game Bird*. The sentiments expressed in those historical accounts are still felt today on all corners of the property.

Dove

An 8-acre high-fenced dove field with a decorative power line running through it produces memorable hunts annually for family and friends.

Quail

Hundreds of acres of meticulously managed uplands, where towering pine and broom sedge abound, provide excellent quail hunting.

Facilities & Accommodations

No expense was spared in the thoughtful planning and design of improvements at Echaw Creek. Every structure reflects a commitment to comfort, functionality, and the guest experience.

Main Lodge

The main drive spans just over 2 miles from the National Forest gate to the main lodge, which sits on a hill overlooking an 18-acre stocked lake. This 3,666 sq ft frame was designed for gathering and entertaining, featuring 18-foot vaulted ceilings, a large den and kitchen, and a focal point: the main dining room and living space. The living area includes two fireplaces, plus four adjoining bedrooms, and three bathrooms.

Guest Cabin

A 570 sq ft guest cabin provides additional sleeping quarters and a bathroom.

Cook Shed

The cook shed features a 1,119 sq ft covered pavilion on a slab, complete with an enclosed kitchen, stone fireplace, and seating area.

Game Room & Bunkhouse

The large 2-story bunkhouse provides additional guest space. Its 870 sq ft layout includes an open ground-floor gameroom and a second-floor bunk room in a large open loft. An additional 865 sq ft of lean-to on three sides is perfect for sheltering side-by-sides and equipment.

Processing & Support Facilities

A 498 sq ft enclosed skinning shed is well-built and designed to efficiently process game on site. At the main gate, a manager's house with shop space and a 200 sq ft manager's office with an enclosed shop are surrounded by three equipment sheds. Finally, an approximately 800-yard shooting range is also available for sharpshooters.

Property Infrastructure

Echaw Creek Plantation's success as a premier sporting property is built on exceptional infrastructure designed for both functionality and longevity. All power runs underground from the main gate throughout the property, except for a decorative power line in the fenced dove field. Similarly, all water pipes feeding the waterfowl impoundments run underground.

The waterfowl impoundment system is powered by an on-site industrial pump system, allowing for precise water management and seasonal flooding. Water control structures in multiple hardwood drains provide additional floodable acreage of manageable waterfowl habitat.

An extensive, immaculately maintained road network makes the entire property easily accessible and huntable.

Conservation & Legacy

Echaw Creek Plantation is protected in perpetuity by four separate conservation easements held by the Lowcountry Open Land Trust, Inc. These easements were implemented to preserve Echaw Creek in its current form, benefiting both the property's aesthetics and wildlife. This permanent protection ensures that the property's character and conservation values remain intact for generations to come.

What Conveys

All furniture, with the exception of a few personal items, will convey. All equipment needed to continue managing Echaw Creek at the highest level is on-site, but not included in the sale.

A Rare Opportunity

Echaw Creek Plantation represents a once-in-a-generation opportunity. Properties of this caliber-with this level of investment, proven track record, and permanent conservation protection-rarely come available. The combination of world-class hunting, thoughtful stewardship, and legacy preservation makes this an extraordinary offering for the next trustee.

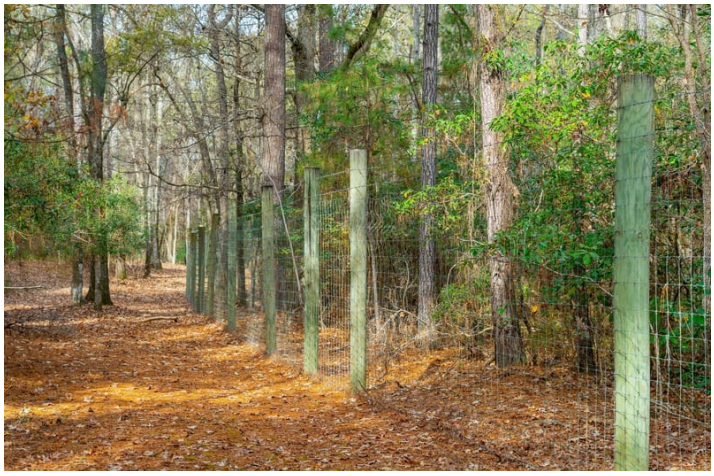
Mr. Gedney Howe, III eloquently described his responsibility: "I prefer to see my role as a trustee rather than owner of Echaw Creek. The more I experience this place, the more convinced I am that it is unique and special. Echaw Creek is worthy of my best efforts to preserve, protect, and enhance it."

Mr. John West captured the property's essence: "You could call this a family compound. You could call it a corporate retreat. You could call it a sportsman's paradise-all of which would be true. I would say it's something more rare than all of that-an extraordinary place that was built right, owned right, and protected right, and now available to the next good steward of Echaw Creek."

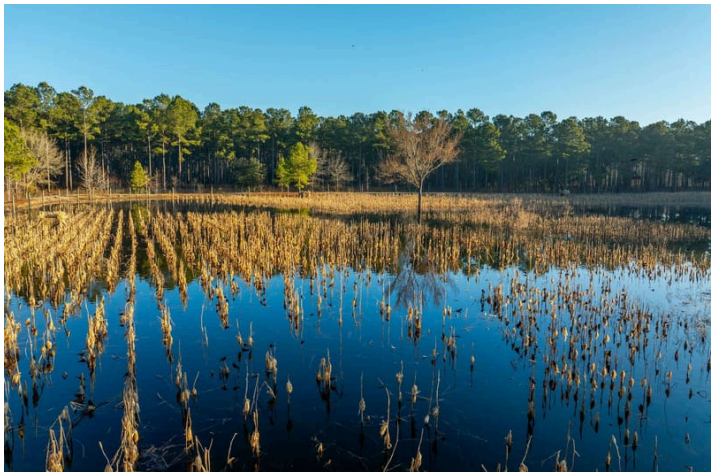
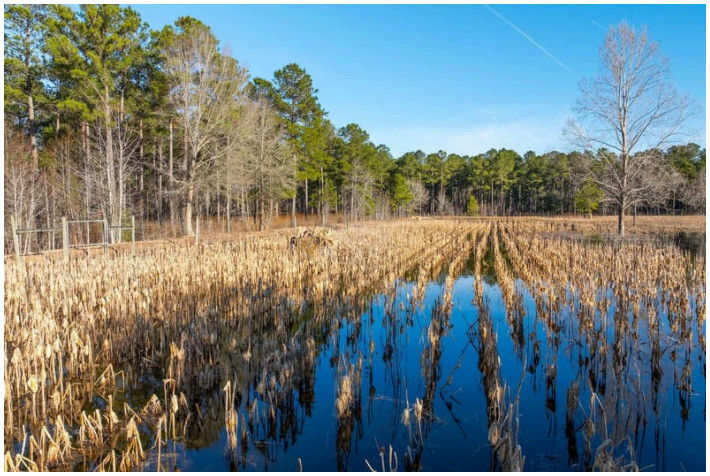
At every turn, the fruits of these efforts are evident on Echaw Creek Plantation, with no expense spared or corner cut.

Contact Us

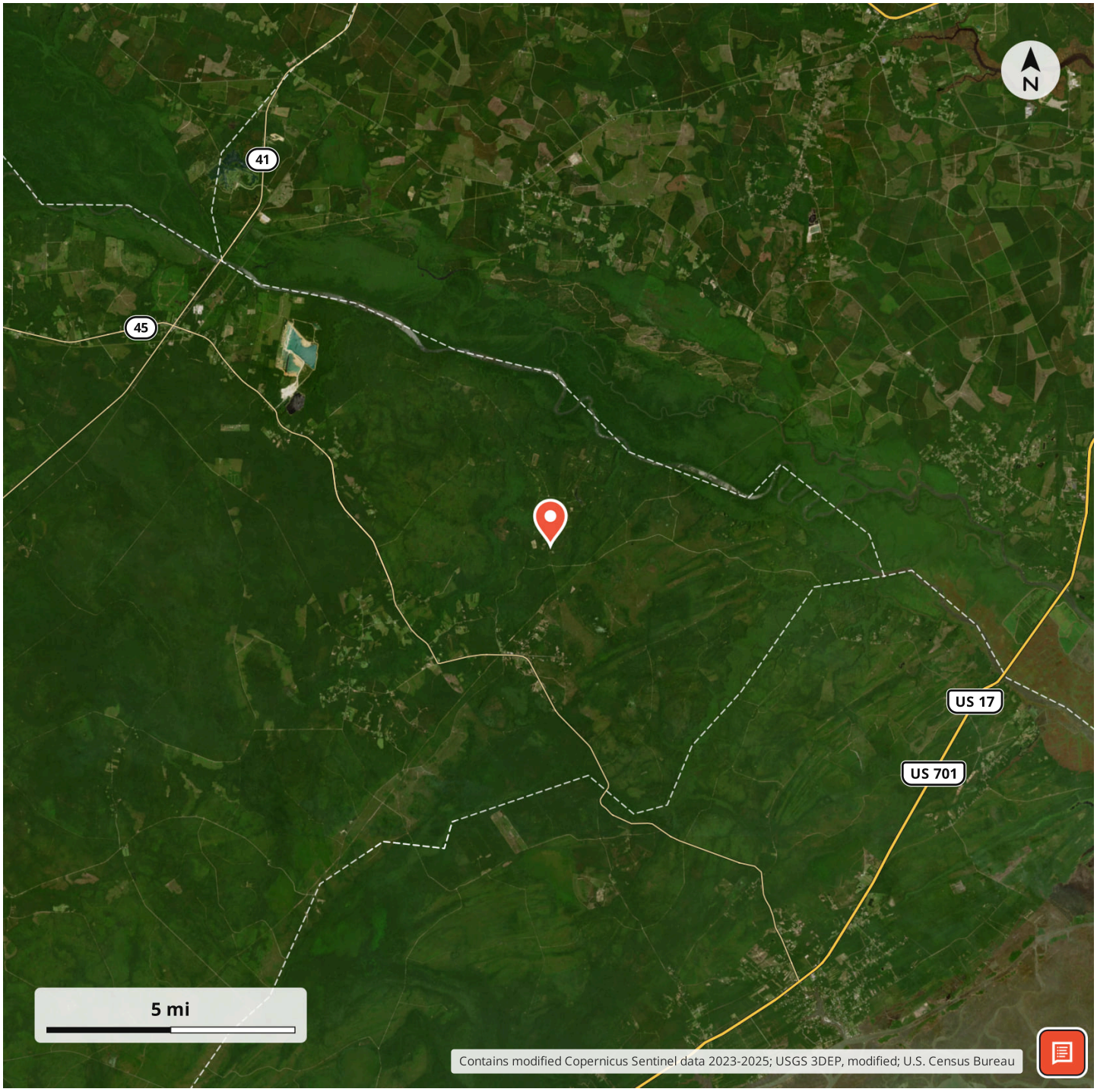
We are honored to offer Echaw Creek, for the first time ever. Showings are by appointment only. Contact us today for an exclusive look.





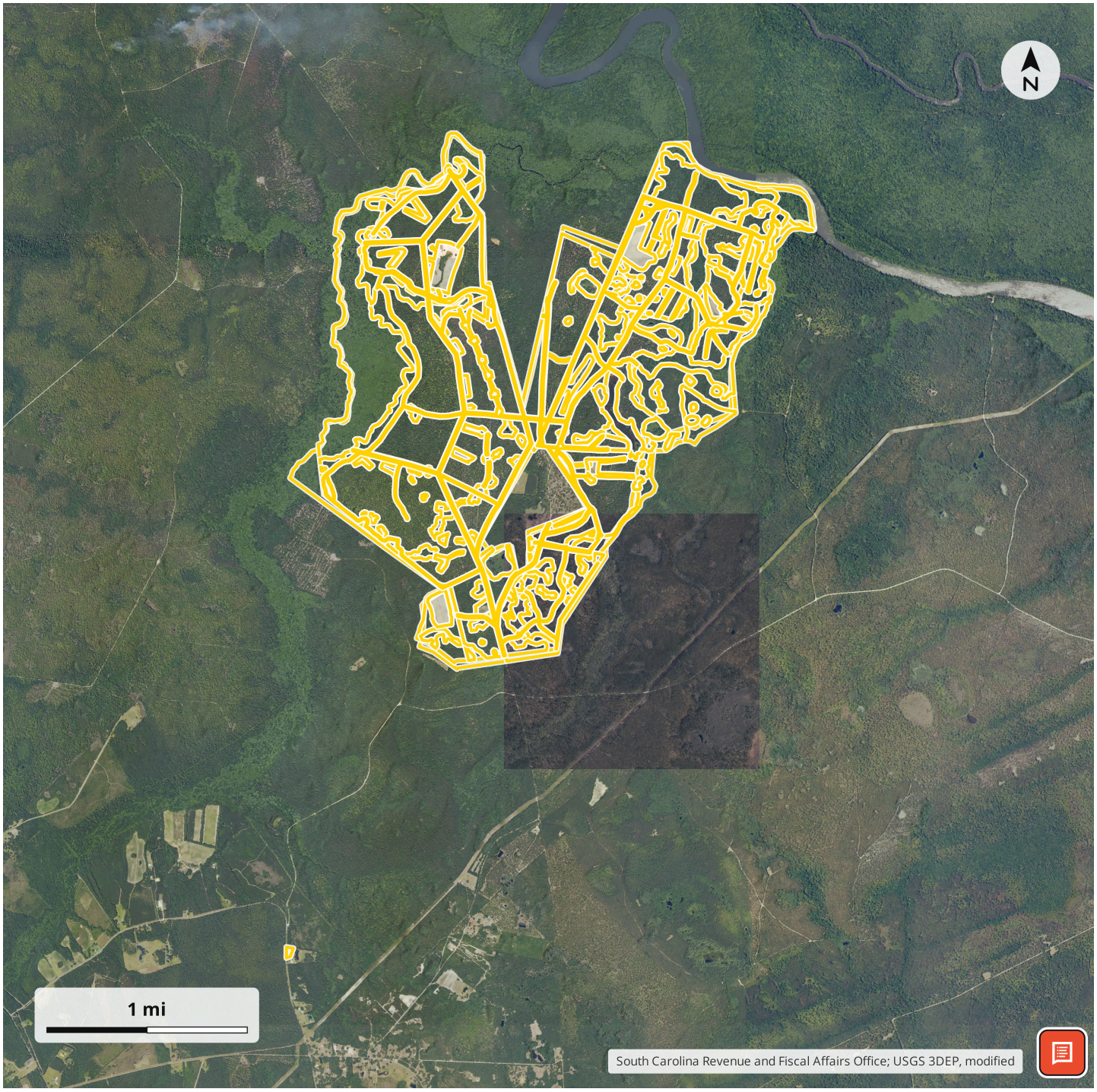
Regional Map



Locator Map


N
ALASKA
IDAHO
CONNECTICUT
ARIZONA
ALABAMA
HAWAII
200 mi
Contains modified Copernicus Sentinel data 2023-2025; U.S. Census Bureau

Aerial Map


N
1 mi
South Carolina Revenue and Fiscal Affairs Office; USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



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Jason McMillan

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City / State / Zip
Walterboro, SC 29488

NOTES

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