



Tract CAN05 - Hill Top Tract (New Listing)

71 Acres
Dorchester County, South Carolina
Property Price : \$499,000 (\$7,034/Acre)



This property has a density restriction through the East Edisto Conservancy allowing only one dwelling to be constructed on it.

Acreage:

70.94 +/- Acres

General Description:

The Hill Top Tract is a 71 +/- acre tract located on Summers Drive in Dorchester County, SC. This property is within a 20-minute ride to downtown Summerville, and only 40 minutes to Charleston. It features a two-acre field that would make a perfect homesite. There are 23 acres that have been recently clear cut. There are 27 acres of pine plantation. 8 acres have been thinned and the rest will be ready for its first thinning in a few years. This tract is loaded with wildlife.

Investment:

\$499,000 (\$7,034/Acre)

Tax ID:

Portion of 184-00-00-032.000

Agent:

Mark McMillan
803-957-9503
Cole McMillan
803-960-4630

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

From Summerville, travel Hwy 17 Alt approximately 7.25 miles and turn left onto Clubhouse Road. Continue 3.8 miles and turn right onto Summers Drive. Parcel begins 1.2 miles on right.