



Tract Cantusee Farms Lot 9 Dorchester Co SC

40 Acres
Dorchester County, South Carolina
Property Price : \$401,100 or (\$10,000/acre)



Acreage:

40 +/- acres

General Description:

A Rare Opportunity to Own a Piece of History in a Stunning Rural Setting

Location & Overview

Nestled just 20 miles from Charleston and west of Summerville, Cantusee Farms offers a blend of convenience and seclusion. This unique development features roughly 730 acres divided into 15 exclusive lots, ranging from **18 to 400 acres**. Positioned minutes from Summer's Corner and other vibrant communities, Cantusee Farms gives you the chance to build your dream home in a rural landscape that will be preserved for generations to come.

Property Highlights

Lot Variety: Choose from a range of lot sizes to fit your vision, whether it is 18 acres or a vast 400-acre tract.

Natural Setting: Enjoy scenic pine plantations with pockets of hardwoods, offering a rich, natural habitat that is ideal for a peaceful homestead.

Accessible Location: Accessed from Summers Drive and Clubhouse Road, providing convenient access while maintaining a secluded atmosphere.

A Community with Conservation in Mind

Cantusee Farms is part of the **East Edisto Conservancy**—an initiative designed to protect over 56,000 acres near the Edisto River in Charleston and Dorchester Counties. Governed by an elected board of landowner and conservation representatives, the Conservancy ensures this land retains its rural beauty and low-density atmosphere.

Key Features

One Dwelling Per Lot: Each property will convey with

allocated dwelling unit, maintaining Cantusee Farms' exclusive and spacious character.
Conservation Commitment: The density restriction is upheld in perpetuity, so you can be confident your investment will retain its serene surroundings.

Investment:

\$401,100 or (\$10,000/acre)

Tax ID:

R0075344

Agent:

Cole McMillan
803-960-4630
Lathan Todd
803-968-0589

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

Location/Directions:

Showings by Appointment Only

Contact Advance Land and Timber today to schedule a showing.

