

FOR SALE

BLACK CREEK PLANTATION

Colleton County

865 Acres

\$3,100,000



CROSBY
LAND COMPANY
REAL ESTATE BROKERAGE & SERVICES



Black Creek Plantation is located in the "ACE Basin" of Colleton County, a short 1-hour commute from Charleston or 45 minutes from the Bluffton/Hilton Head area. The property consists of a diverse landscape totaling over 862 acres of upland pine forest and bottomland hardwoods. As you enter the gated entrance and make your way down the oak lined avenue, you will notice the attention that was given to every detail. Black Creek Plantation boasts a main house consisting of 4,407sq.ft. nestled in a grove of majestic live oaks. This custom built home is complete with modern amenities and quality craftsmanship throughout. In addition to the main house, there is a 2 bedroom/2 bath manager's house, a 3,000 sqft. enclosed shed complete with lighting and a bathroom. The electrical service is located underground to minimize the aesthetic impact of overhead lines. Water is provided to all buildings and houses by two separate deep wells; and as a failsafe feature, the wells are interconnected. Access to the main house, manager's house and outbuildings is provided by a 3/4 mile paved driveway. The expansive interior road system is detailed consisting of over 7 miles of improved roads and ditching allowing for ease of access regardless of the weather conditions. This property offers some of the finest hunting found anywhere in the Low Country. Quality deer management has been in practice for many years. The wild turkey population is robust and quality waterfowl hunting can be found along the 1.7 miles of Combahee River frontage. Black Creek Plantation is an excellent opportunity for any discerning buyer that appreciates and recognizes quality and is seeking to enjoy a turnkey high-end sporting property in the Low Country of SC. Being located in the ACE Basin and more specifically in the Combahee River basin makes this property an ideal candidate for protection through a conservation easement.

DIRECTIONS

From Walterboro, take I-95 South to exit 42.
Turn North on US Hwy 21 (Low Country Hwy).
Travel North for ½ mile and gated entrance is on left.



CONTACT

TODD CROSBY, BROKER-IN-CHARGE

ToddCrosby@CrosbyLandCo.com

O | 843.782.5700 ~ M | 843.909.0159

www.CrosbyLandCo.com



DISCLAIMER: ALL INFORMATION PROVIDED IS ASSUMED TO BE ACCURATE AND CORRECT BUT NO ASSUMPTIONS OF LIABILITY ARE INTENDED. NEITHER THE SELLER NOR THE AGENT OF THE SELLER REPRESENT THE ACCURACY OF THE INFORMATION PROVIDED. SELLER DOES NOT GUARANTEE TIMBER VALUE, VOLUMES, AND ACREAGES OF THE WOODLAND, CROPLAND, TIMBER STANDS, PONDS, OR SQUARE FOOTAGE OF ANY STRUCTURE. SELLER DOES NOT GUARANTEE THE FUNCTION OF ANY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ALL BUILDINGS, MACHINERY, APPLIANCES, WELLS, EQUIPMENT OR WATER CONTROL DEVICES. NO REPRESENTATIONS OR WARRANTIES ARE EXPRESSED OR IMPLIED AS TO THE PROPERTY, ITS CONDITION, USAGE TYPE, OR BOUNDARIES. THIS OFFERING IS SUBJECT TO ERRORS, OMISSIONS, CHANGES INCLUDING PRICE OR WITHDRAWAL WITHOUT NOTICE.