

Coleman Plantation

145.51 (+/-) Acres

Hardeeville - Jasper County, SC

Offered at \$3,995,000

For Showings

Bill Mixon	(803) 842-4602	bill@wisebatten.com
Mary Beth Poston	(803) 625-4256	marybeth@wisebatten.com
Sheldon Swofford	(803) 842-7401	sheldon@wisebatten.com

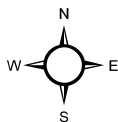
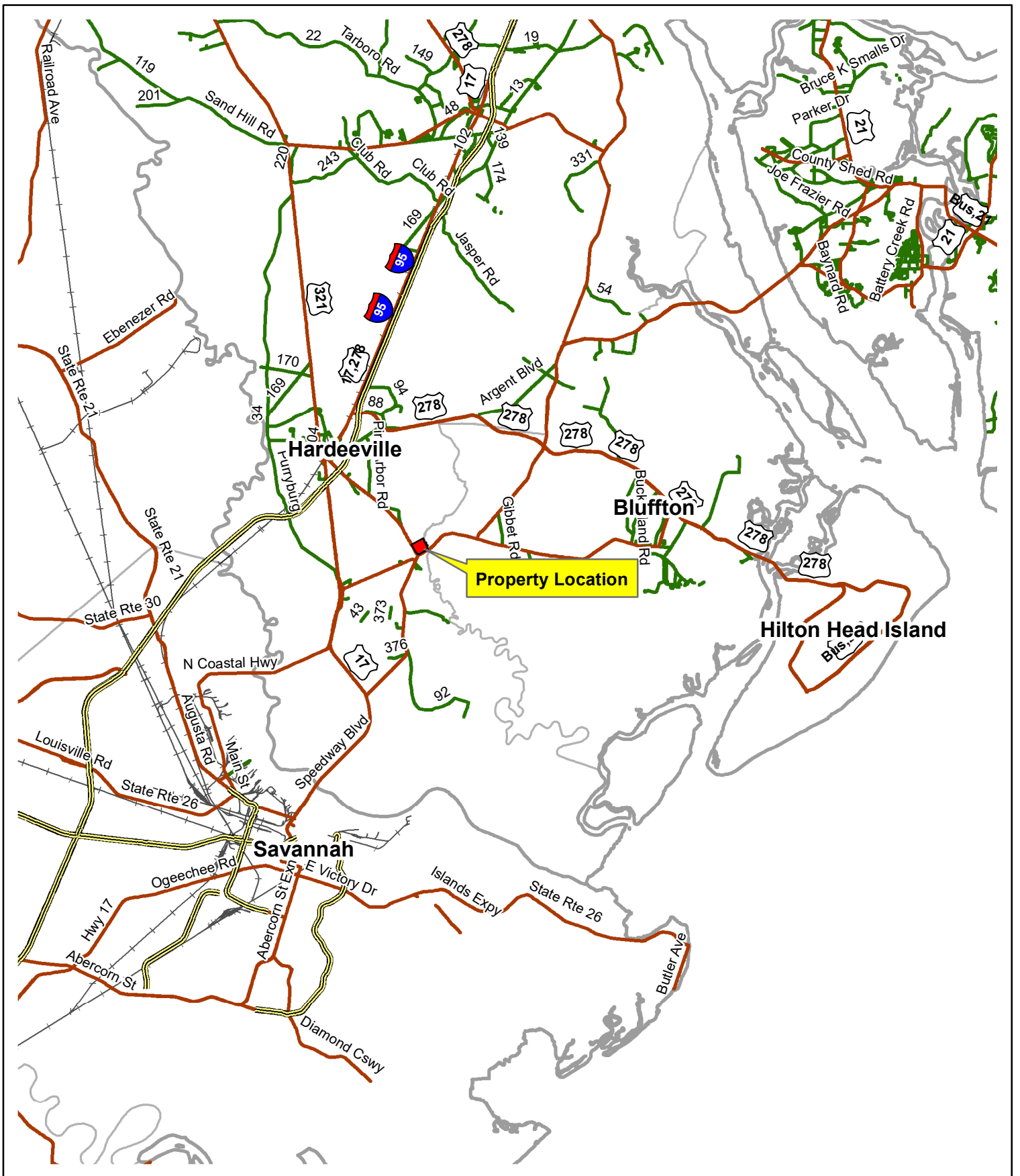
Notes:

1. This property is jointly listed with Brown Land & Plantation Advisors.
2. This offering is subject to change or withdrawal without notice.

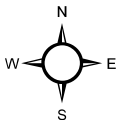
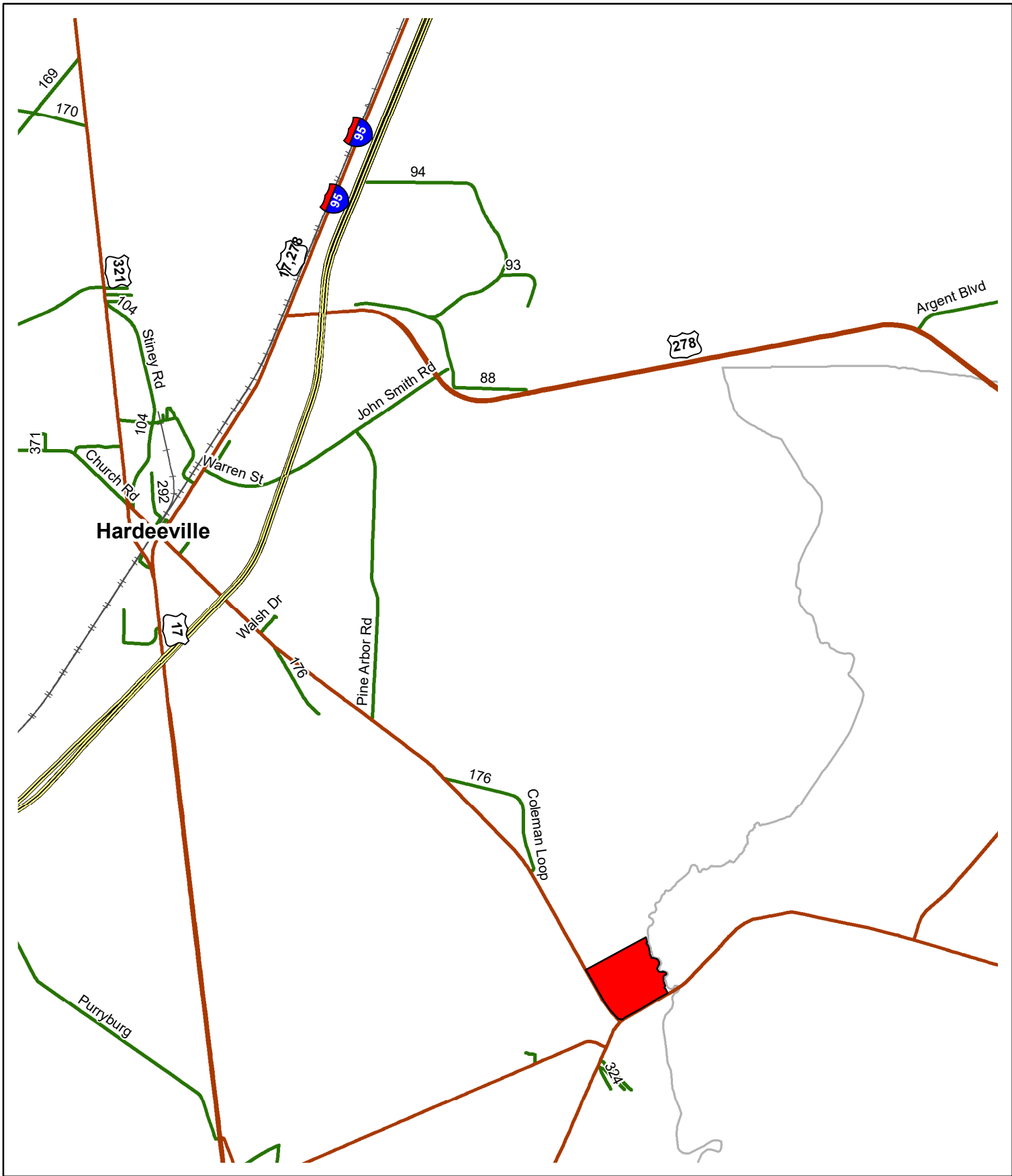


Coleman Plantation Highlights

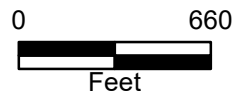
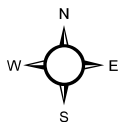
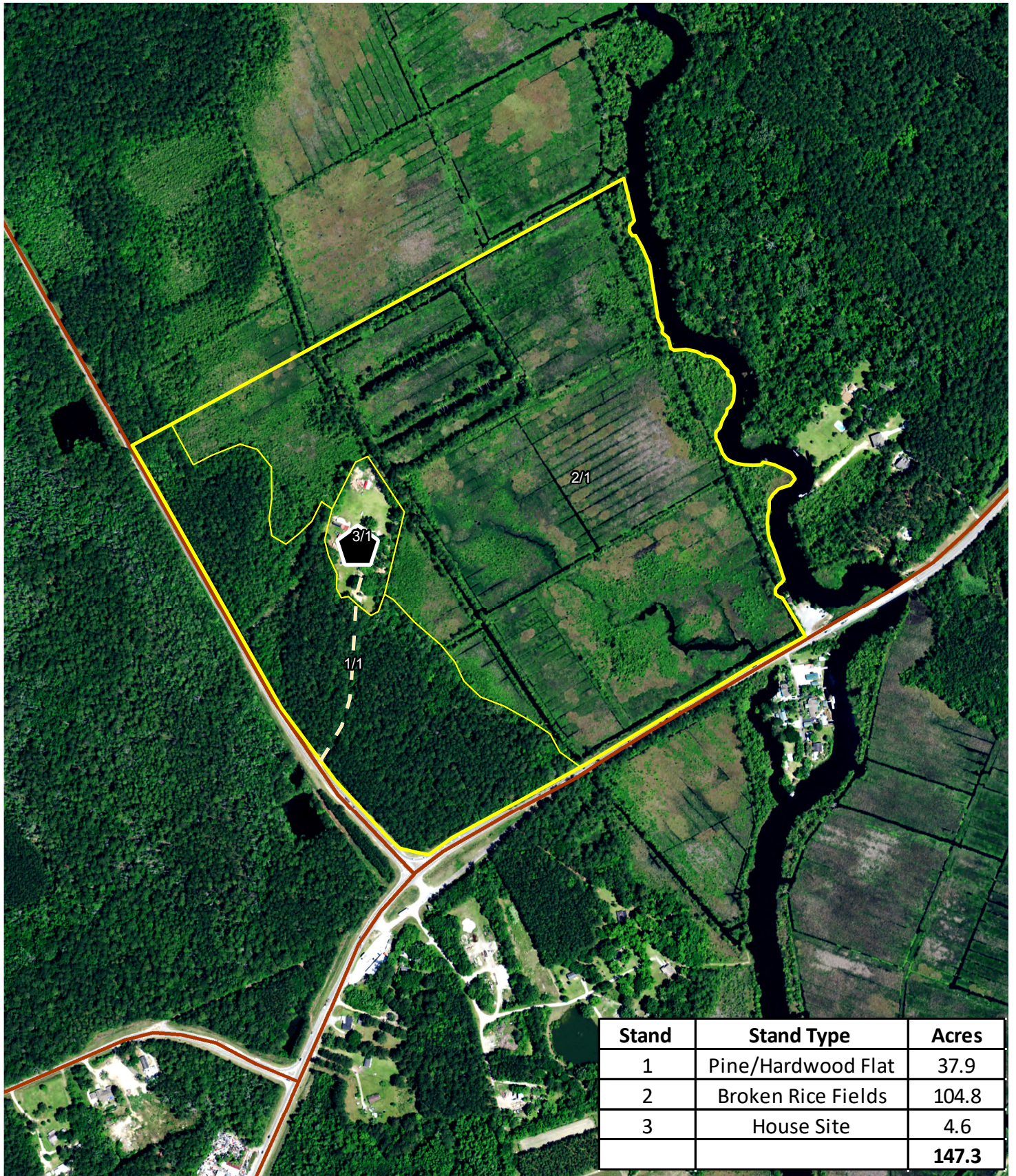
- 145.51 (+/-) unencumbered acres in Jasper County, SC
- Over ½ mile of frontage along the New River
- Restored Historic Plantation home with 7 bedrooms, 6 bathrooms
- Myriad of canals and channels constructed in the 1700-1800's allow for canoe and kayak access into the surrounding waterways and broken rice fields
- Guest cottage with bedrooms, bathrooms, full kitchen, and living space
- The property could comfortably accommodate many guests
- Home office
- Chicken coop and barn
- No conservation easements on this property
- Excellent location for Higher & Better Use potential.
- Less than 15 miles from downtown Savannah, GA, Bluffton and Hardeeville, SC – some of the South's fastest growing coastal towns
- Minutes from Palmetto Bluff, May River Preserve, Hampton Lakes, New Riverside, and many other premier housing developments
- Adjacent to the protected property, Maureen Plantation



Location Map
 Coleman Plantation
 145.51 +/- Tax Acres
 Jasper County, SC
 Date: 8/31/2023



Location Map
 Coleman Plantation
 145.51 +/- Tax Acres
 Jasper County, SC
 Date: 8/31/2023

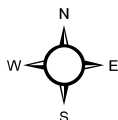
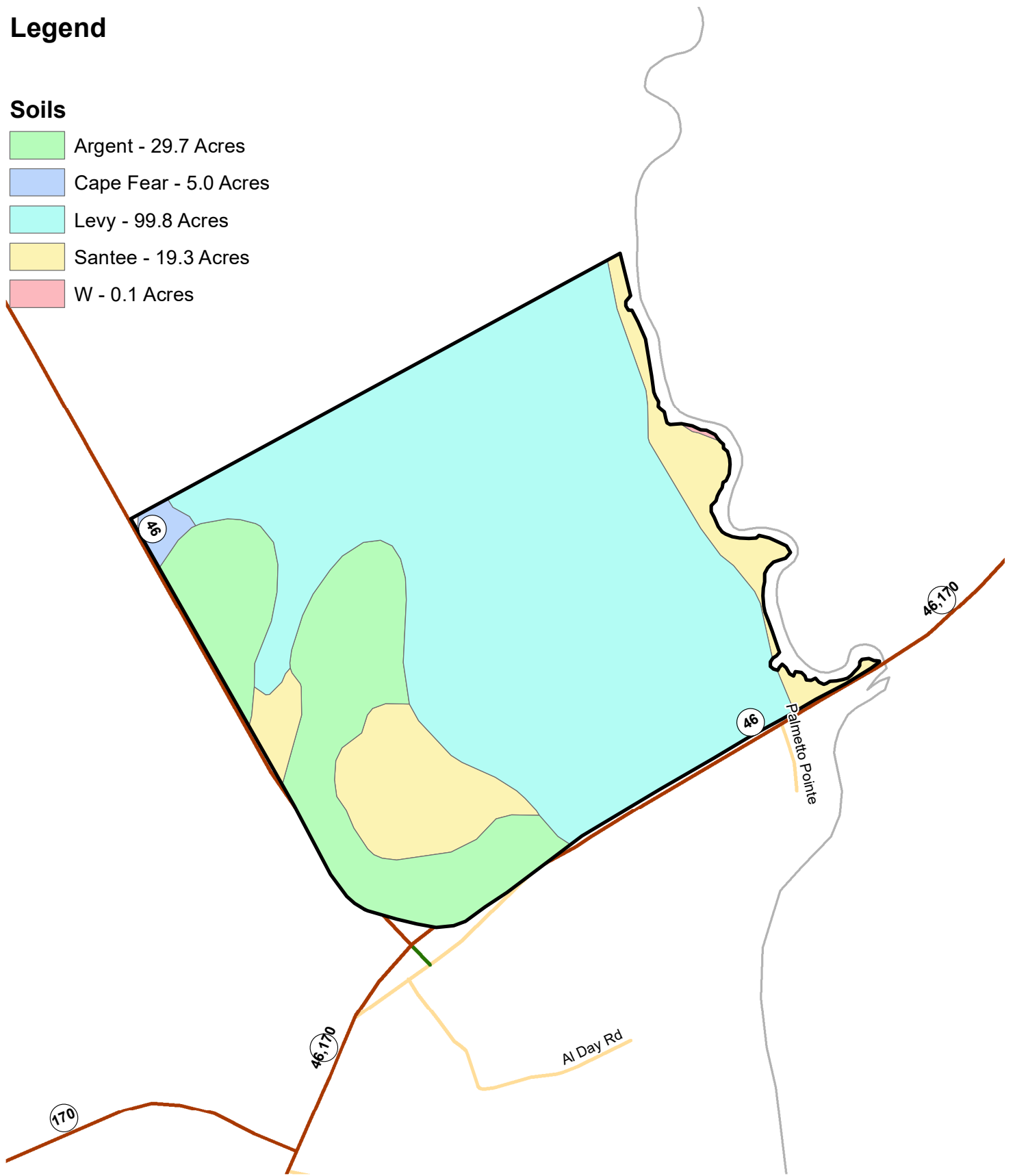


2021 Aerial Photography
 Coleman Plantation
 145.51 +/- Tax Acres
 Jasper County, SC
 Date: 9/1/2023

Legend

Soils

- Argent - 29.7 Acres
- Cape Fear - 5.0 Acres
- Levy - 99.8 Acres
- Santee - 19.3 Acres
- W - 0.1 Acres



Ismail Tract
145.51 Tax Acres
Soils Map
Jasper County, SC
Date: 12/7/2022