

## Zion West Property Highlights

- 77.1 (+/-) acre estate in Walterboro, SC
- 40+ acre dove field complete with wire
- Excellent Higher & Better Use potential
- Hard road access and several prime building locations
- 90' x 80' pole barn suitable for a large camper with the center bay being 18 feet wide, 15 feet tall, and 90 feet deep. Unfinished living space upstairs.
- 60' x 50' covered pavilion designed like a historic rice barn with an active grist mill
- 4 wells and 4 septic tanks in place
- Wooden covered bridge
- 1/2 (+/-) acre planted duck impoundment
- Stocked fishing ponds
- 5.7 (+/-) miles from Lowcountry Regional Airport (IRF Jetport)
- 3184 (+/-) ft of road frontage (0.6 miles) along Mount Carmel Rd
- No conservation easements on Zion West
- 23.5 (+/-) miles from Yemassee, SC
- 35.4 (+/-) miles from Summerville, SC
- 50.4 (+/-) miles from Downtown Beaufort, SC
- 53 (+/-) miles from Downtown Charleston, SC
- 90.7 (+/-) miles from Downtown Columbia, SC