

# Beech Hill

1,643 (+/-) Acres

Dorchester County, South Carolina

Priced at \$12,739,760 (\$7,750/acre)

## For Showings

Bill Mixon	(803) 842-4602	<a href="mailto:bill@wisebatten.com">bill@wisebatten.com</a>
Mary Beth Poston	(803) 625-4256	<a href="mailto:marybeth@wisebatten.com">marybeth@wisebatten.com</a>

Additional Information may be seen at [www.wisebatten.com](http://www.wisebatten.com)

[Beech Hill Video Link](#)

## Notes:

1. This property is jointly listed with Brown Land & Plantation Advisors.
2. This offering is subject to change or withdrawal without notice.
3. We welcome the participation of other brokers.



Office: 803-625-4256



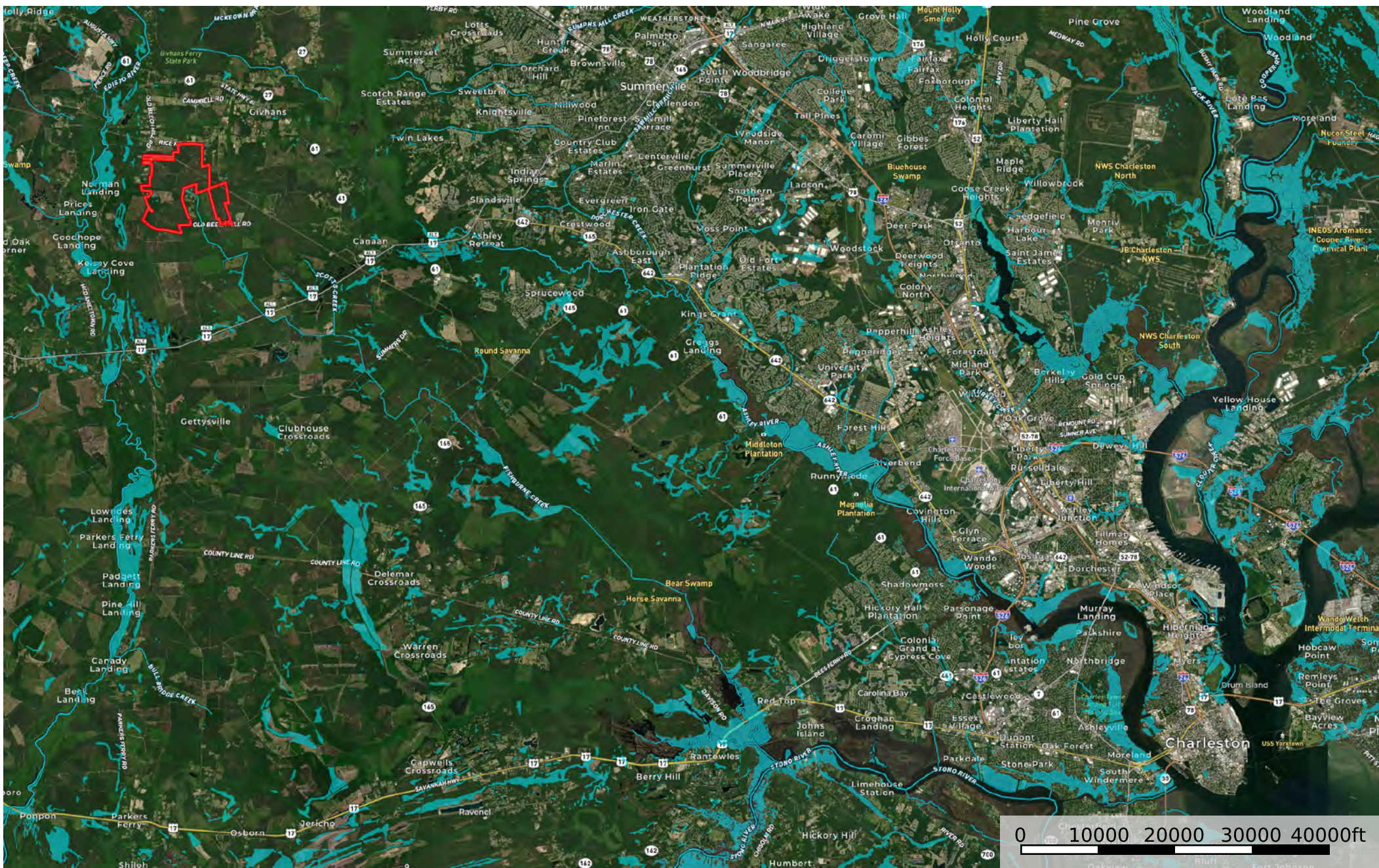
Cell: 803-480-1260

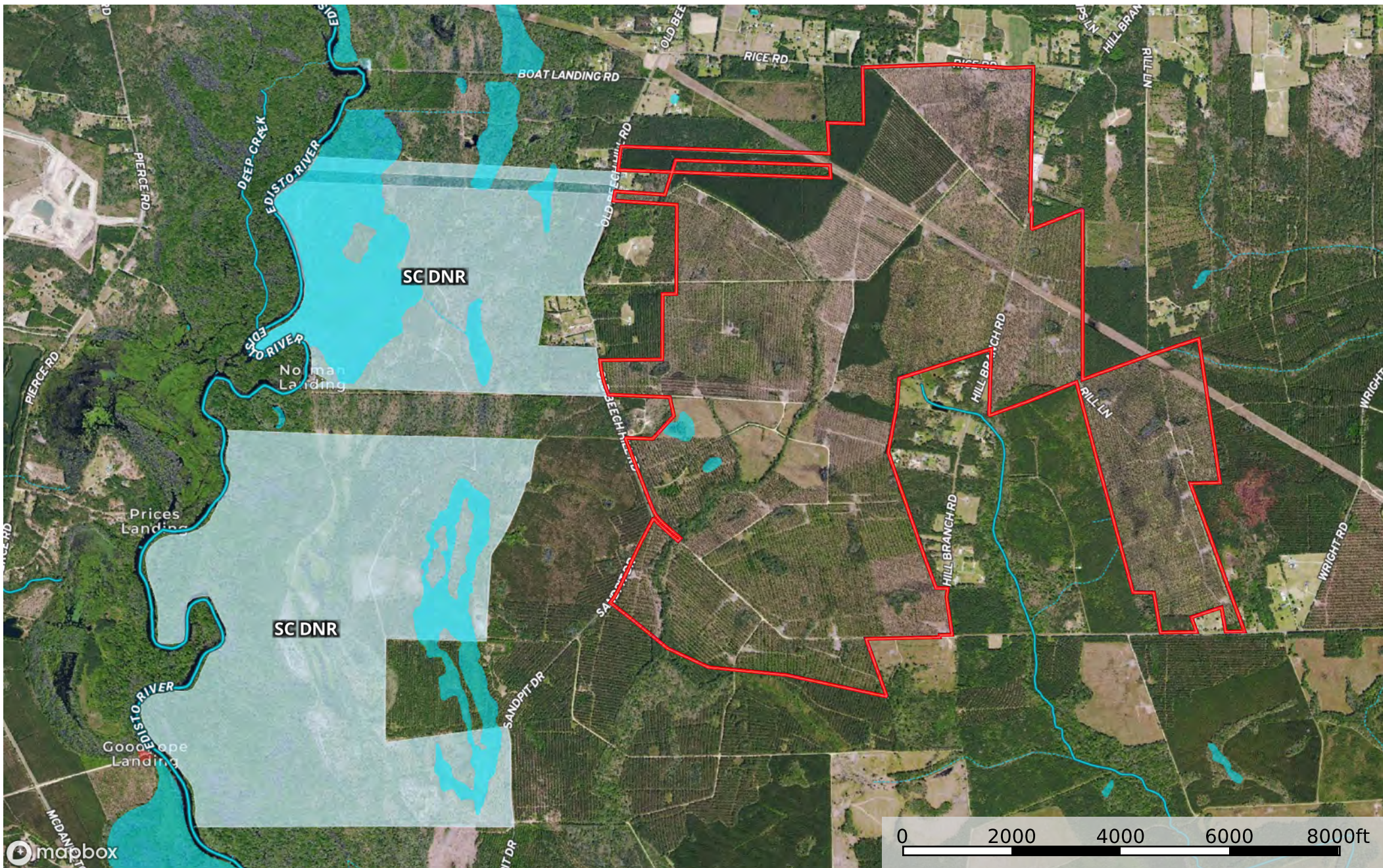
## Beech Hill Property Highlights

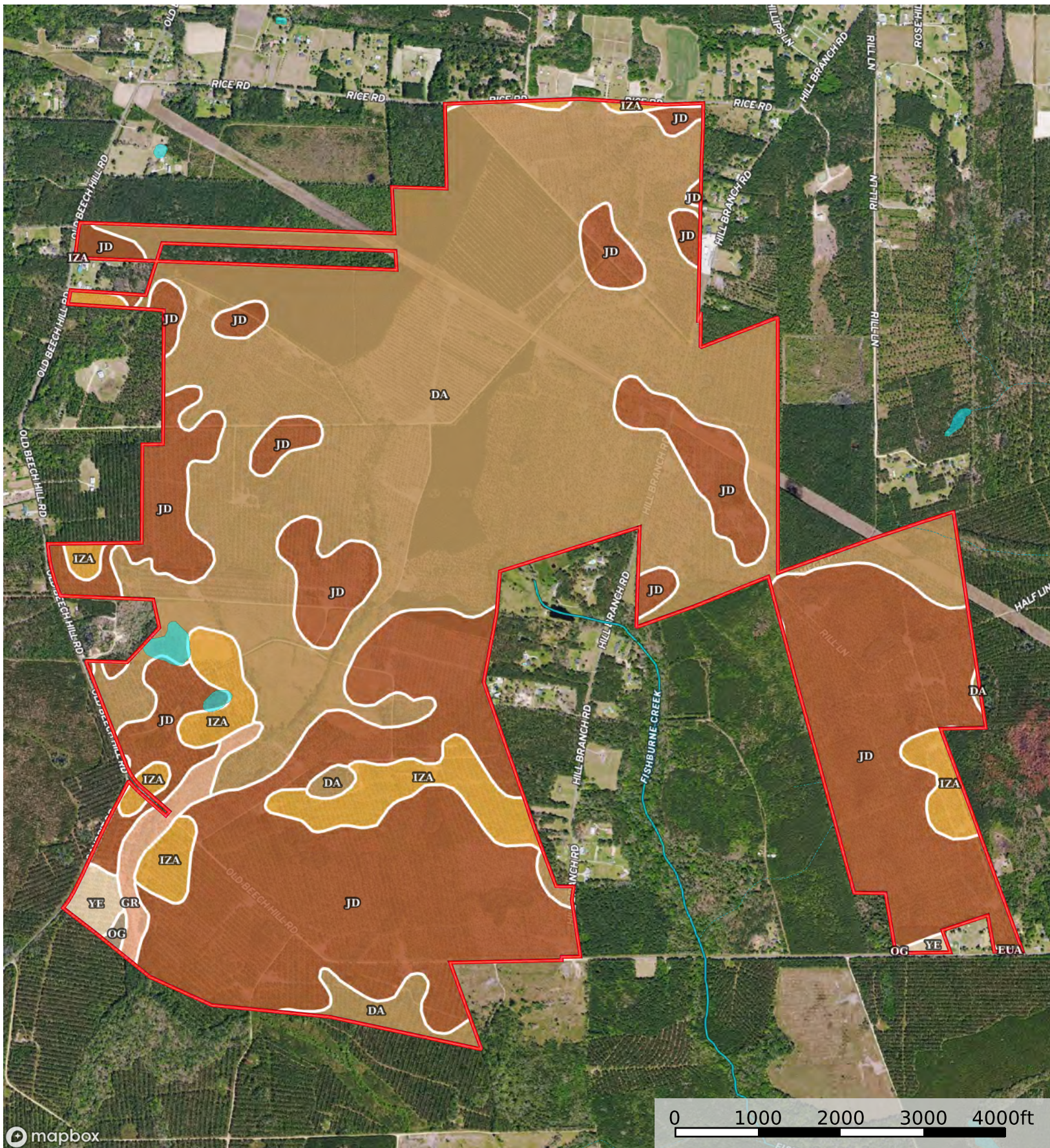
- 1643.84 (+/-) pine plantation in Dorchester County, South Carolina
- Excellent Higher & Better Use potential
- Located in the East Edisto Conservancy ([www.eastedisto.com](http://www.eastedisto.com)), which allows for up to 1 house per 5 acres.
- Adjacent to the Edisto Wildlife Management Area of 1394.69 (+/-) acres, managed by the SC Dept. of Natural Resources
- 5.2 (+/-) miles from Givhans Ferry State Park consisting of 1367.6 (+/-) acres, owned and managed by the SC Dept. of Natural Resources
- Multiple hard road access points on Beech Hill Road (south & west), Hill Branch Rd (east), and Rice Road (north)
- Quality roads and ditches throughout
- Game rich area known for solid turkey populations and quality deer hunting
- Excellent hunting potential with quality locations for food plots, deer stands, and feeders
- Exceptional wildlife resources
- Well-stocked with varying ages of pine timber
- Ideal candidate for development or a conservation easement
- Wetlands mitigation potential
- Less than 4 miles from the TW Messervy public boat landing on the Edisto
- Less than 13 miles from Downtown Summerville, SC
- Less than 32 miles from Downtown Charleston, SC
- Will subdivide. Call for details and additional purchasing options.

# Beech Hill

Dorchester County, South Carolina, 1643.84 AC +/-







mapbox

- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

|  Boundary 1644.71 ac

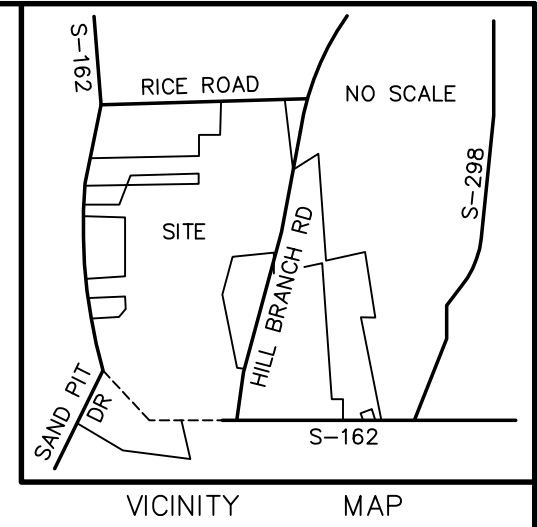
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Da	Daleville silt loam	843.7 2	51.3	0	52	3w
Jd	Jedburg loam	672.2 7	40.87	0	55	2w
IzA	Izagora silt loam, 0 to 2 percent slopes	95.96	5.83	0	54	2w
Gr	Grifton fine sandy loam, frequently flooded	19.47	1.18	0	40	6w
Ye	Yemassee fine sandy loam	11.16	0.68	0	48	2w
Og	Ogeechee fine sandy loam	1.84	0.11	0	40	3w
EuA	Eulonia fine sandy loam, 0 to 2 percent slopes	0.29	0.02	0	52	2w
TOTALS		1644. 71(*)	100%	-	53.16	2.56

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



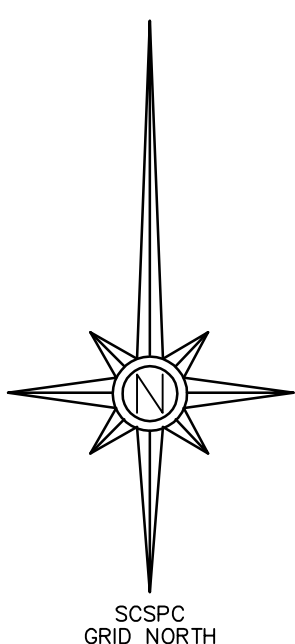
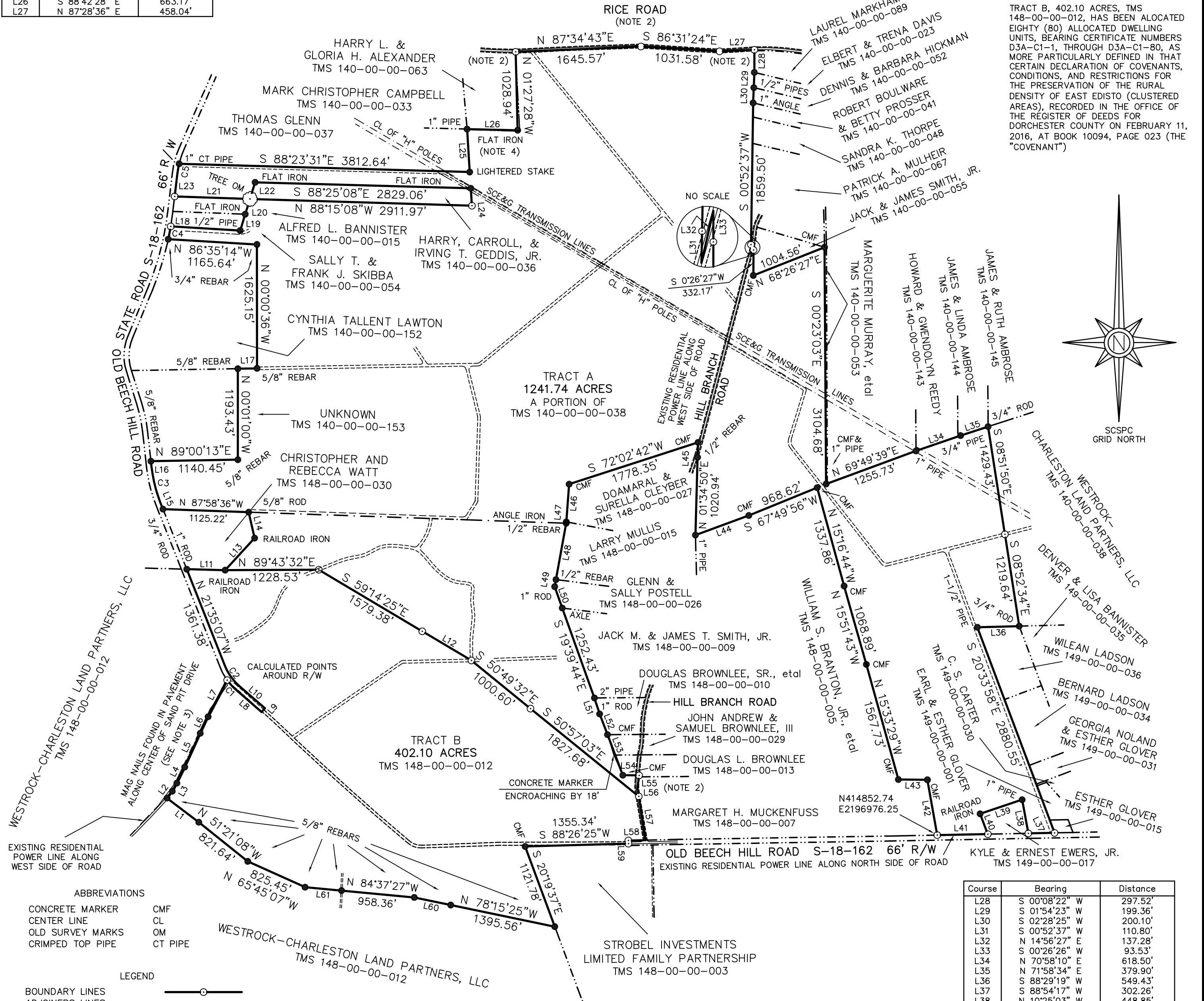
Course	Bearing	Distance
L1	N 52°43'38" W	523.17'
L2	N 37°05'32" E	112.95'
L3	N 29°54'16" E	122.73'
L4	N 26°07'28" E	234.18'
L5	N 24°36'15" E	487.30'
L6	N 25°24'10" E	240.58'
L7	N 27°32'24" E	541.27'
L8	S 48°59'07" E	447.60'
L9	N 41°00'53" E	66.00'
L10	N 48°59'07" E	447.60'
L11	S 88°31'39" W	503.59'
L12	S 59°19'26" E	749.22'
L13	N 42°32'02" E	571.26'
L14	N 12°43'19" W	348.66'
L15	N 21°35'07" W	83.12'
L16	N 06°20'07" W	68.38'
L17	N 89°01'08" E	251.45'
L18	S 86°34'25" E	913.33'
L19	N 17°06'45" E	224.75'
L20	N 17°14'58" E	208.94'
L21	N 88°07'01" W	988.60'
L22	N 17°16'05" E	228.18'
L23	N 06°45'05" E	301.15'
L24	S 03°43'47" E	229.14'
L25	N 03°28'57" W	563.40'
L26	S 88°42'28" E	663.17'
L27	N 87°28'36" E	458.04'

BOUNDARY AND SUBDIVISION SURVEY AS REQUESTED FOR  
**WESTROCK LAND AND DEVELOPMENT, LLC**  
 TMS 148-00-00-012 AND A PORTION OF TMS 140-00-00-038  
 OWNED BY WESTROCK - CHARLESTON LAND PARTNERS, LLC  
 TRACT A CONTAINING 1,241.74 AC AND TRACT B CONTAINING 402.10 AC  
 TOTALING 1,643.84 ACRES  
 LOCATED IN GIVHANS  
 DORCHESTER COUNTY  
 SOUTH CAROLINA



DENSITY NOTE:  
 TRACT "A", A PORTION OF TMS 140-00-00-038, 1,241.74 ACRES, AS DEPICTED HEREON, HAS BEEN ALLOCATED FORTY NINE (49) ALLOCATED DWELLING UNITS, BEARING CERTIFICATE NUMBERS D3A RESIDUAL - 62, THROUGH D3A RESIDUAL - 110, AS MORE PARTICULARLY DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PRESERVATION OF THE RURAL DENSITY OF EAST EDISTO, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OFFICE FOR DORCHESTER COUNTY ON JUNE 27, 2014, AT BOOK 9333, PAGE 074, (AS AMENDED AND SUPPLEMENTED, THE "COVENANT")

TRACT B, 402.10 ACRES, TMS 148-00-00-012, HAS BEEN ALLOCATED EIGHTY (80) ALLOCATED DWELLING UNITS, BEARING CERTIFICATE NUMBERS D3A-C1-1, THROUGH D3A-C1-80, AS MORE PARTICULARLY DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PRESERVATION OF THE RURAL DENSITY OF EAST EDISTO (CLUSTERED AREAS), RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DORCHESTER COUNTY ON FEBRUARY 11, 2016, AT BOOK 10094, PAGE 023 (THE "COVENANT")



ABBREVIATIONS

CONCRETE MARKER	CMF
CENTER LINE	CL
OLD SURVEY MARKS	OM
CRIMPED TOP PIPE	CT PIPE

LEGEND

BOUNDARY LINES	—○—
ADJOINERS LINES	—○—
DIRT ROAD	—
PRESCRIPTIVE EASEMENT	—
PAVED ROAD	—
FALSE LINE	—
OVERHEAD POWER LINE	—
LINES BEING ABANDONED	—
CORNERS FOUND	○
CORNERS SET	○
CALCULATED POINT	○



- NOTES:
- ALL CORNERS ARE NEW 3/4" PIPE, EXCEPT AS INDICATED HEREON.
  - THE PROPERTY LINES ALONG HILL BRANCH AND RICE ROAD ARE LOCATED IN THE ROAD. CORNERS WERE SET ALONG THE INTERSECTING LINES ON THE EDGE OF THE ROAD.
  - ALTHOUGH PRESCRIPTIVE RIGHTS OF USE MAY EXIST ALONG SAND PIT DRIVE, RICE ROAD, AND HILL BRANCH ROAD, NO DOCUMENTATION NOR CLAIM HAS BEEN PROVIDED TO THE SURVEYOR THAT WOULD SUGGEST THE PUBLIC HAS ACQUIRED A DEDICATED RIGHT-OF-WAY.
  - NEW CAPPED RODS WERE FOUND TO BE IN CONFLICT WITH OTHER OLDER MARKERS FOUND.
  - DISTANCES SHOWN TO CORNERS FOUND ALONG THE SODOT R/W ARE TO THE EDGE OF THE R/W AND NOT NECESSARILY TO CORNER FOUND.
  - INSPECTIONS FOR THE EXISTENCE OF ENCROACHMENTS IN THE INTERIOR OF THIS PROPERTY HAVE NOT BEEN MADE BY THIS SURVEYOR. MARKED AND UNMARKED SUBSURFACE FEATURES MAY EXIST THAT WOULD AFFECT THIS PROPERTY.
  - GRID COORDINATES SHOWN HEREON FOR THE MAG NAIL SET IN THE PAVEMENT HAVE BEEN ADJUSTED FOR GROUND USE. THE COMBINED GRID FACTOR USED IS 0.999871925. THE CENTRAL CONTROL COORDINATES ARE N406675.3298, E21921280690. ALL BEARING AND DISTANCE MEASUREMENTS SHOWN HEREON ARE BASED ON NAD 83 (1988 ADJUSTMENT) AND GROUND MEASUREMENTS.
  - PORTIONS OF THIS PROPERTY APPEAR TO BE LOCATED IN A FLOOD HAZARD AREA ZONE A AS SHOWN ON FEMA FIRM MAPS 450068 0225 C AND 450068 0300 C, DATED APRIL 15, 1994.
  - THIS PLAT AND SURVEY ARE SUBJECT TO ANY FACTS THAT MIGHT BE REVEALED IN A COMPLETE, ACCURATE TITLE SEARCH. NO TITLE ABSTRACT, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN PROVIDED TO THE SURVEYOR.
  - THESE PROPERTIES ARE ZONED AS MASTER-PLANNING OVERLAY AREA FORM DISTRICT.
  - BEARINGS AND DISTANCES FOR ABANDONED LINES, AS WELL AS RESIDUAL AREAS, ARE ESTIMATES BASED ON PROVIDED INFORMATION. THIS INFORMATION WAS NOT DERIVED FROM FIELD MEASUREMENTS.

- REFERENCES:
- PLAT BOOK 11, PAGE 229.
  - PLAT BOOK 11, PAGE 241.
  - PLAT BOOK 15, PAGE 71.
  - PLAT BOOK 15, PAGE 90.
  - PLAT BOOK 17, PAGE 72.
  - PLAT BOOK 20, PAGE 112.
  - PLAT CABINET D, SLIDES 29, 329.
  - PLAT CABINET F, SLIDE 53.
  - PLAT CABINET F, SLIDE 254.
  - PLAT CABINET G, SLIDE 174.
  - PLAT CABINET G, SLIDE 348.
  - PLAT CABINET G, SLIDE 48.
  - PLAT CABINET J, SLIDE 119.
  - PLAT CABINET K, SLIDE 20.
  - PLAT CABINET K, SLIDE 29.

REFERENCES:

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	749.24'	169.29'	12°56'46"	168.93'	S 42°30'43" E
C2	683.24'	326.74'	27°24'00"	323.63'	N 35°17'07" W
C3	1877.02'	499.59'	15°15'00"	498.12'	N 13°57'37" W
C4	3852.93'	171.01'	2°32'35"	170.99'	N 10°48'12" E
C5	1113.06'	131.40'	6°45'51"	131.33'	N 10°12'48" E

Course	Bearing	Distance
L28	S 00°08'22" W	297.52'
L29	S 01°54'23" W	199.36'
L30	S 02°28'25" W	200.10'
L31	S 00°52'37" W	110.80'
L32	N 14°56'27" E	137.28'
L33	S 00°26'26" W	93.53'
L34	N 70°58'10" E	618.50'
L35	N 71°58'34" E	379.90'
L36	S 88°29'19" W	549.43'
L37	S 88°54'17" W	302.26'
L38	N 10°25'03" W	448.85'
L39	S 71°26'57" W	581.88'
L40	S 20°48'03" E	285.07'
L41	S 88°54'17" W	688.10'
L42	N 10°03'54" W	736.40'
L43	N 89°25'54" W	380.38'
L44	S 69°50'58" W	745.21'
L45	N 01°57'36" E	195.39'
L46	S 04°14'51" W	495.54'
L47	S 04°32'59" W	18.95'
L48	N 10°18'56" W	750.77'
L49	S 10°19'59" W	93.68'
L50	S 19°23'30" E	298.06'
L51	S 18°13'14" E	220.29'
L52	S 20°49'46" E	291.28'
L53	S 20°40'44" E	568.25'
L54	S 89°16'45" E	213.78'
L55	S 07°52'06" W	164.11'
L56	S 08°55'33" E	114.40'
L57	S 08°55'54" E	580.59'
L58	S 88°42'35" W	226.79'
L59	S 01°06'31" E	40.92'
L60	N 78°17'03" W	486.88'
L61	N 84°38'42" W	480.31'

FOUR CORNERS SURVEYING, INC.  
 552 ULMEROSA LANE  
 POST OFFICE BOX 217  
 SMOAKS, SOUTH CAROLINA 29481  
 PHONE: (843) 562-8739

JULY 28, 2016

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class "C" survey as specified therein.

JAMES C. ULMER SCPLS# 16495

