Long Hill Farms

102 (+/-) tax acres

Johns Island, SC (Charleston County)

Offered at $8,039,550

Shown by appointment only

For Showings

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Notes:

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

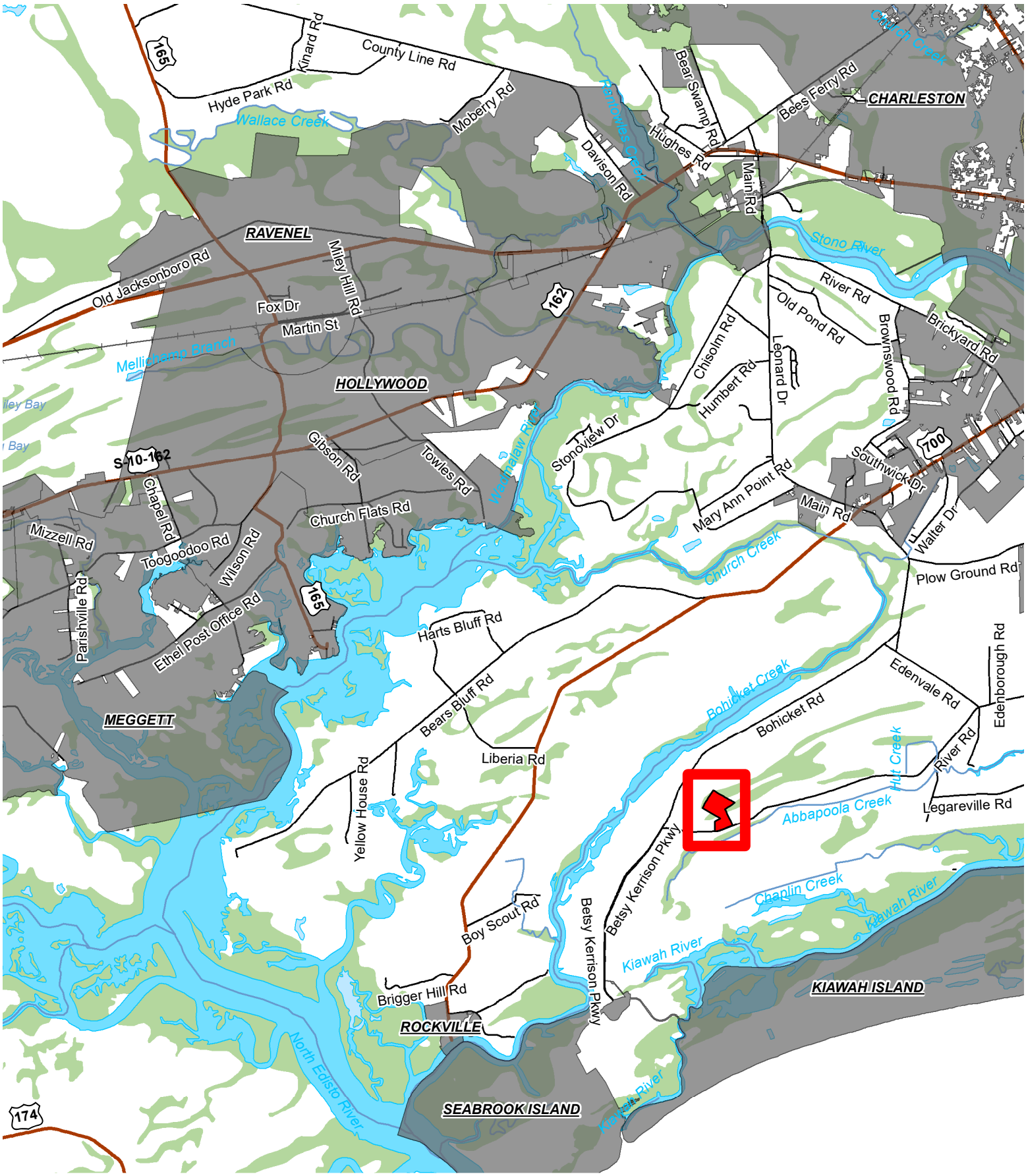
Note to Brokers: To be eligible for any commission offered by the Seller when purchasing a property listed by Wise Batten, Inc., a cooperating broker must be identified at the time of initial contact and must be present at the initial showing. If these conditions are not met, any cooperating broker compensation will be at the sole discretion of Wise Batten, Inc. Buyers are free to engage and compensate their own brokers independently.

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BROWN
LAND + PLANTATION ADVISORS

Long Hill Farms – Property Highlights

- 102.67 +/- acres along River Road on Johns Island in Charleston County, South Carolina
- Exceptional Higher & Better Use potential
- Unique and convenient proximity to world class golf, boating, dining, and coastal amenities
- Outstanding canvas for a private family compound, high end horse farm, or riding estate
- Incredible, mature live oaks, mature hardwood and mixed pine forest
- Fabulous wildlife habitat for whitetail deer and wild turkeys
- Currently zoned AG-8 which allows up to one house per 8 acres
- 1571 +/- feet of road frontage along River Road
- 9 +/- acre bass pond
- 1.4 +/- acre irrigation pond
- 15 +/- acres of tillable farmland
- Quality internal road system
- There are no conservation easements on Long Hill Farms, providing you with maximum flexibility for development and land use, and presenting a potential future opportunity to protect this ideal retreat.



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Legend

Long Hill Farms Boundary

0 2
Miles

Location Map
Long Hill Farms
102.67 +/- Tax Acres
104.6 +/- GIS Acres
Charleston County, SC
Date: 10/30/2026



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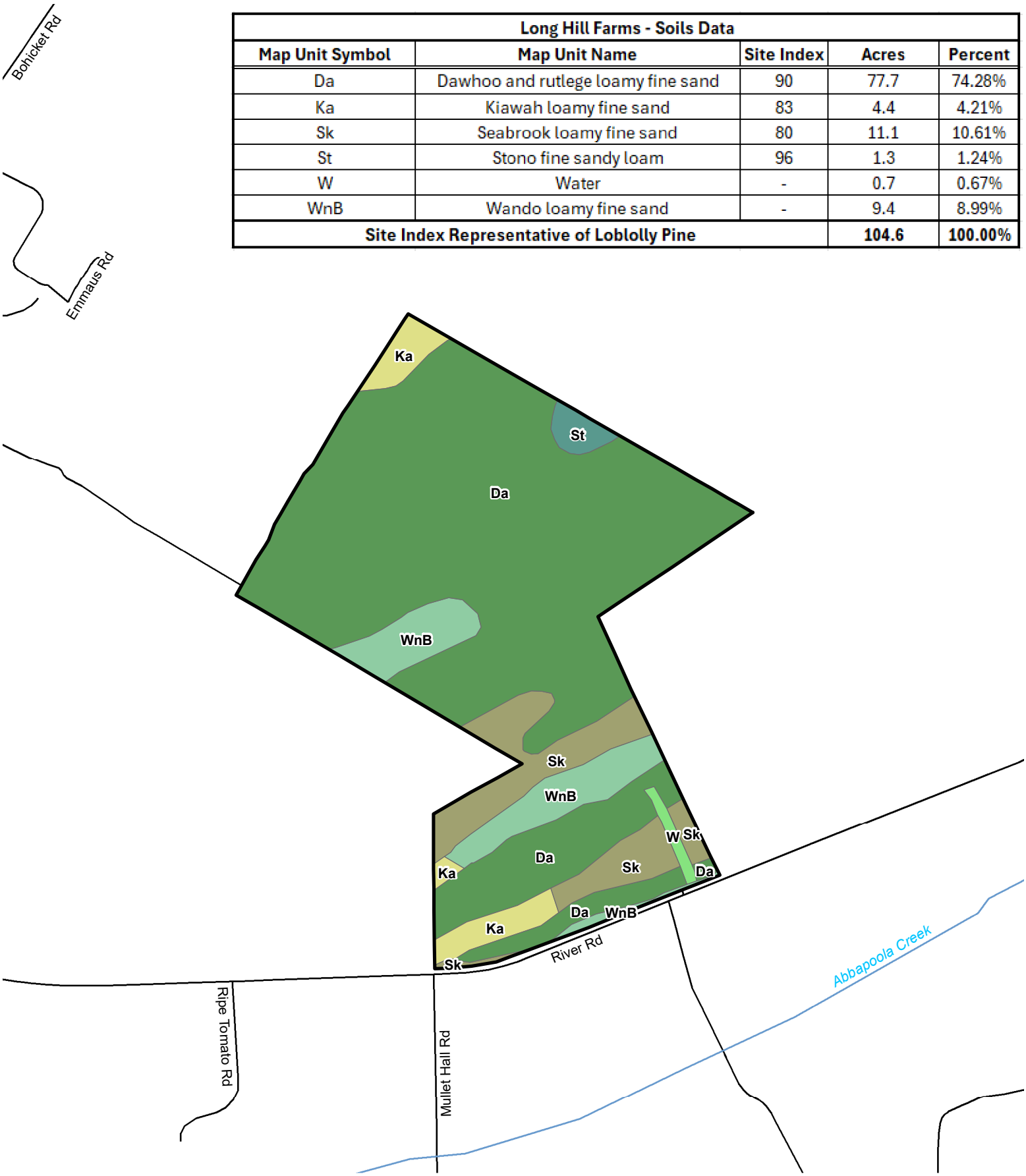
Legend

Long Hill Farms Boundary

0 660
Feet

Location Map
Long Hill Farms
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Long Hill Farms - Soils Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
Da	Dawhoo and rutlege loamy fine sand	90	77.7	74.28%
Ka	Kiawah loamy fine sand	83	4.4	4.21%
Sk	Seabrook loamy fine sand	80	11.1	10.61%
St	Stono fine sandy loam	96	1.3	1.24%
W	Water	-	0.7	0.67%
WnB	Wando loamy fine sand	-	9.4	8.99%
Site Index Representative of Loblolly Pine			**104.6**	**100.00%**



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Legend

- Long Hill Farms Boundary
- **Map Unit Symbol**
- Da
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0 660
Feet

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