



Tract B840 Clubhouse Tract- Dorchester Co SC

407 Acres
Dorchester County, South Carolina
Property Price : \$2,035,000 or
(\$5,000/acre)



Acreage:

407 +/- acres

General Description:

This 407-acre property offers an excellent investment and recreational opportunity located just 20 miles from Charleston and close to Summerville. The land features varying age classes of pine plantations along with mature natural pine and hardwood mix, providing both diversity and aesthetic appeal. With 2,000 feet of paved road frontage along Clubhouse Road and over 2.5 miles of internal roads complete with drainage canals, this tract maintains accessibility even in wet seasons. Ideal for hunting and outdoor activities, this property's varied landscape makes it a versatile choice for recreation or timber investment.

The Clubhouse Tract is part of the **East Edisto Conservancy**—an initiative designed to protect over 56,000 acres near the Edisto River in Charleston and Dorchester Counties. Governed by an elected board of landowner and conservation representatives, the Conservancy ensures this land retains its rural beauty and low-density atmosphere.

Investment:

\$2,035,000 or (\$5,000/acre)

Tax ID:

R0075344

Agent:

Cole McMillan
803-960-4630
Lathan Todd
803-968-0589

✉ contact@advancelandandtimber.com

Location/Directions:

From Summerville, travel West on US-17 ALT S, in approximately 5 miles turn Left onto Clubhouse Rd. Continue South on Clubhouse Rd. for approximately 6 miles. The property will be on your Right.

(803) 957-9503

www.advancelandandtimber.com

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

