



Tract CAN04 - Wood Duck Hole Tract (New Listing)

171 Acres
Dorchester County, South Carolina
Property Price : \$1,025,145 (\$5,995/Acre)



This property has a density restriction through the East Edisto Conservancy allowing only one dwelling to be constructed on it.

Acreage:

171 +/- Acres

General Description:

The Wood Duck Hole tract features 171 +/- acres located on the corner of Summers Drive and Geddisville Road in Dorchester County, SC. This property is within a 20-minute ride to downtown Summerville, and only 40 minutes to Charleston. The Wood Duck Hole gets its name from the 10-acre swamp in the middle of the property that usually loaded with wood ducks. Not only does this tract offer great hunting, but it also has 118 acres of pine plantation on it.

Investment:

\$1,025,145 (\$5,995/Acre)

Tax ID:

Portion of 184-00-00-032.000

Agent:

Mark McMillan
803-957-9503
Cole McMillan
803-960-4630

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

From Summerville, travel Hwy 17 Alt approximately 7.25 miles and turn left onto Clubhouse Road. Continue 3.8 miles and turn right onto Summers Drive. Parcel begins approximately 1.6 miles on the right. Continue to Geddisville Road and turn right for additional road frontage of approximately one mile.