



0 SULLIVANS FERRY, COTTAGEVILLE, COLLETON

ACTIVE

Welcome to Sullivans Ferry Farm, a scenic 192-acre estate situated on the Dorchester side of Colleton County in Cottageville, SC. Conveniently located just a 20-minute drive from the rapidly growing Summerville, SC, and an equally short distance from Walterboro, SC, this exceptional property offers the perfect balance of rural tranquility and accessibility. Nestled right next to the Edisto River, this land boasts not only a prime location but also an admirable natural setting. Sullivans Ferry Farm is a diverse tract with an abundance of natural beauty and opportunities. With an impressive internal road system and a scenic driveway framed by the enduring beauty of long-lived oaks, the property offers easy access and a stunning entrance. The land features four distinct stands of timber, including 29 acres of 1st thinned 2007 Loblolly Pine Plantation, 15 acres of 2011 Loblolly Pine Plantation, 8 acres of 2018 Longleaf Pine Plantation, and 130 acres of Natural Mixed Pine/Hardwood. This unique variety of timber stands not only presents a sound timber investment opportunity but also creates ecological diversity, fostering excellent wildlife habitat. The property is a haven for hunting, offering abundant opportunities for Deer and Turkeys, and is well-suited for potential duck impoundments, making it a true sportsman's paradise. The house at Sullivans Ferry Farm exudes quality and craftsmanship. It features post and beam joinery construction, with Douglas fir beams and flooring, white oak doors and trim, western red cedar lap siding, and ipe decking. Even the garage doors are crafted from mahogany and cedar. The copper gutters, gas stove, tankless water heater, filtered drinking water, ADT security system with cameras, along with cable and Wi-Fi connections make for a comfortable and secure living environment. The house is set up for a home generator, though not yet connected, and includes solid insulated ceilings and walls; it offers both modern conveniences and the charm of traditional craftsmanship. The property also features a 50' by 100' slab shed with metal beams and wood siding. This substantial structure includes a small office and bathroom, providing ample space for storing equipment essential for maintaining the property's vast and beautiful landscape. Sullivans Ferry Farm is a unique property in a highly desirable area, offering a unique blend of natural beauty, craftsmanship, and functional design.

MORE DETAILS

Address:

0 Sullivans Ferry
Cottageville, SC 29435

Acreage: 192.0 acres

County: Colleton

GPS Location:

32.918241 x -80.435919

PRICE: \$1,850,000