



CROSBY
LAND COMPANY
 REAL ESTATE BROKERAGE & SERVICES

Property Use:

Timberland | Recreational | Plantation/Estate



DIRECTIONS

From Exit 42 on I-95, take Hwy 21 North towards Sniders Crossroads. You will go 1.1 miles and the property entrance will be on your left.

Brick Chimney

Colleton County

610 Acres

\$2,195,000.00

Brick Chimney is located in the "ACE Basin" of Colleton County along the banks of the Combahee River near historic Yemassee, SC. The property has excellent and extensive interior access, over a mile of creek frontage, 5,000+ feet of river frontage and two ponds - one of which was designed and built to flood a 10-acre waterfowl impoundment. The rolling upland areas are well-drained, have been managed for quail habitat and will support various sporting adventures for wing shooters. Attractive, custom built sheds total over 3,200 square feet of storage, and a one acre high-fenced garden includes a garden house and well. All buildings are supplied with underground electric service and there are two deep-water wells. Brick Chimney is one of several properties in the area protected by conservation easements held by The Nature Conservancy. This easement allows for all traditional forestry practices, wildlife management and additional structures but does limit any further sub-division. It is rare to find an available property of this size located within the ACE Basin with so much diversity and character.

For more information contact:

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*****OUR ROOTS ARE IN THE LAND*****

Disclaimer:

All information provided is assumed to be accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided. Seller does not guarantee timber value, volumes, and acreages of the woodland, cropland, timber stands, ponds, or square footage of any structure. Seller does not guarantee the function of any improvements, including but not limited to all buildings, machinery, appliances, wells, equipment or water control devices. No Representations or warranties are expressed or implied as to the property, its condition, usage type, or boundaries. This offering is subject to errors, omissions, changes including price or withdrawal without notice.