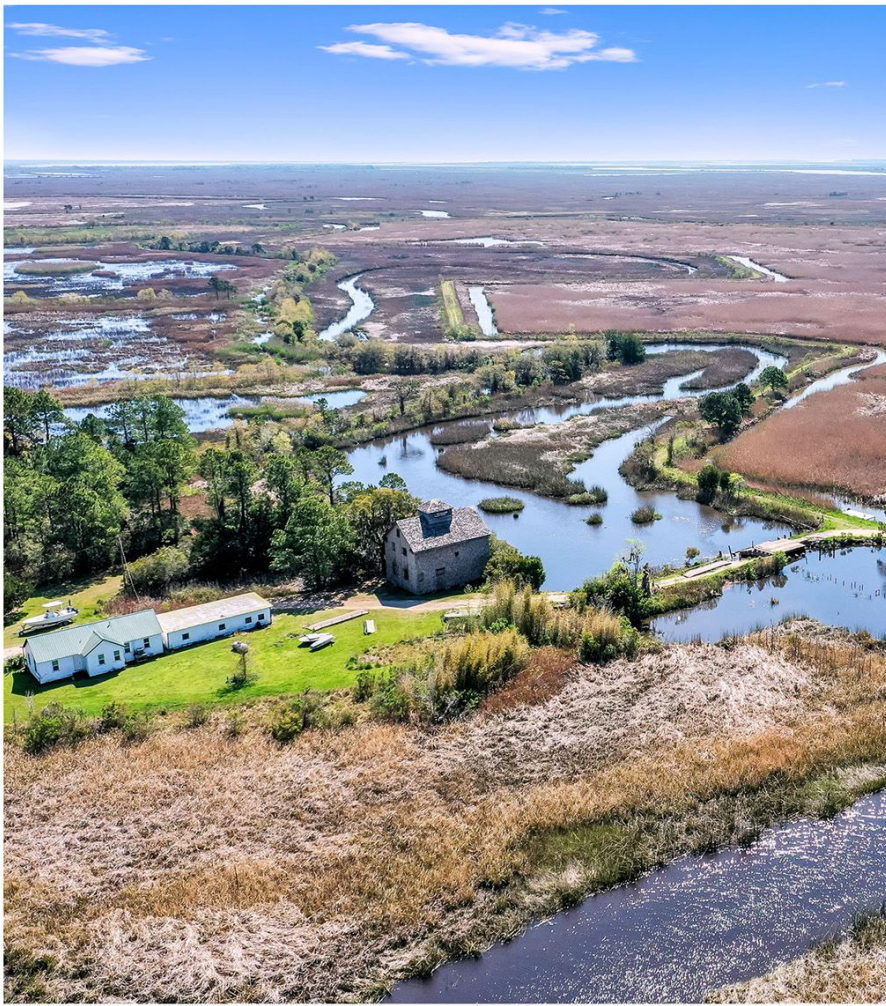


KINLOCH

IN THE HEART OF THE SANTEE DELTA





WHERE A MIGHTY RIVER MEETS THE SEA

At the heart of South Carolina's renowned Santee Delta, lies 5,801-acre Kinloch Plantation. Comprising 14 rice plantations along the Eastern Seaboard's largest river delta, Kinloch is surrounded by a tapestry of prestigious waterfowl hunting estates and vast acreages of preserved state and federal land.

Here, a unique convergence of salt and freshwater conspires with the land to create a sportsman's Eden, where tens of thousands of migrating ducks touch down each winter. Come spring, schools of spawning shad leave the ocean to swim upriver – an ancient ritual unmarred by time.

Rich in history, Kinloch boasts a restored 18th century rice mill (listed on the National Register), as well as an authentic 15-room hunting lodge. Built in 1923, the lodge features murals painted by famed waterfowl artist Richard Bishop and stands where the original plantation house once was. An oak and magnolia allee leads to the historic site, which is surrounded by moss laden live oaks and flowering azaleas, and overlooks a picturesque 25-acre lake. Two guest cottages, a manager's house, a foreman's house, a cooking shed, a sporting clays course, offices and various farm buildings populate the property.

Encompassing 2,400 acres of meticulously managed waterfowl impoundments and 2,700 acres of lush marshlands and islands, as well as

700 acres of verdant upland, Kinloch offers an outdoor recreational platform like no other. Known for its exceptional duck hunting, the plantation also harbors flourishing turkey and deer populations within a mosaic of field and woodland. There's a reason why the families of Eugene duPont and Ted Turner have enjoyed and stewarded this remarkable property on the banks of the North Santee for a combined total of nearly 100 years.

Located just 10 miles from the Georgetown airport, 28 miles from the beaches of Pawleys Island, and a mere 50 miles from the historic charm of downtown Charleston, Kinloch is the ideal retreat for family and friends – a combination of unparalleled wildness and seclusion, with easy access by plane or car. Rich in culture and ecological diversity, surrounded by hundreds of thousands of acres of protected lands and waters, the Santee Delta offers a rare East Coast landscape of conservation and tranquility.

Kinloch is available for sale for **\$30,000,000.**





Main House, Built in 1923
6446 Sq Ft, 8 Bedrooms, 5 Full Bathrooms



Guest House
3 Bedrooms, 1 Full Bath, Kitchenette



Manager's House



Foreman's House



Sporting Clays Course



Cooking Shed



Circa 1750 Rice Mill with Rice Thrasher
Listed on the National Register

WHERE A LEGACY OF STEWARDSHIP AND CONSERVATION - LIVES ON -

Today, Kinloch offers some of the most productive rice lands and duck impoundments in the world. In the area surrounding the plantation, federal, state and protected private lands total over 500,000 acres – resulting in the longest undeveloped stretch of coastline in the eastern U.S.

Because of their proximity to both the ocean and the Santee River, Kinloch's rice fields can capture salt or sweet (fresh) water as needed for different types of vegetative growth. Equally important, the impoundments also draw from fresh, tannin influenced swamp systems associated with the river. The result is an abundance of nutrients that nourish habitat and food for a wide variety of wading birds, shorebirds, fish, microorganisms and waterfowl. Thanks to its expert management team, Kinloch offers a multi-species, all-seasons outdoor paradise. Countless land, river, delta and ocean adventures await.

No wonder this 60-mile stretch of protected coastline, which Kinloch anchors, has been named a World Biosphere Reserve. No wonder waterfowl continue to darken the winter skies, just as they did when John Philip Sousa, Grover Cleveland, Frank Carnegie, Herbert Pratt, Archibald Rutledge and Peter Matthiessen hunted on the Santee Delta. No wonder one-fifth of the wintering American oystercatcher population on the Atlantic and Gulf coasts takes refuge here. And no wonder the area enjoys the highest water quality rating in the state and some of the most stringent air quality standards in the country.

Most important is the larger conservation story belonging to this spectacular region. Shortly after newspaper publisher Peter Manigault placed a conservation easement on Rochelle Plantation with The Nature Conservancy in 1991– the first such easement on the Santee, home to 10 generations of his family – Manigault's neighbors, the Turner family, answered with an easement donation to Ducks Unlimited on all of Kinloch. Additional easements quickly followed at nearby Salt Marsh and Crow Hill plantations, as well as at Commander Island and The Oaks.

Subsequent protections placed on Stewarts Neck, Hopsewee Plantation (home of Declaration signer Thomas Lynch, Jr.) and Annandale Plantation further safeguarded the north side of the delta – complementing the already conserved lands of the Francis Marion National Forest, Hampton Plantation, Santee Coastal Reserve and Cape Romain Wildlife Refuge on the south side. By collectively guaranteeing the integrity of the Santee Delta as a whole, its landowners enjoy the satisfaction and security of knowing that this historic landscape – with its pristine habitat and breathtaking wildlife – will forever be preserved for future generations.

THE NEIGHBORHOOD: Kinloch lies between Hobcaw Barony (17,500 acres that are home to a National Estuarine Research Reserve) and Tom Yawkey Wildlife Center (20,000 acres) to the northeast, and Santee Coastal Reserve (23,000 acres), Cape Romain National Wildlife Refuge (60,000 acres) and Francis Marion National Forest (260,000 acres) to the southwest.





The ancient Santee River, originating where the Congaree and Wateree rivers merge, drains a huge swath of the Carolinas. For millennia, the river has deposited tons of fertile sediment over some 100,000 acres of coastal South Carolina – thus forming the great Santee Delta and dividing into the North and South Santee rivers before emptying into the Atlantic. So enormous is the volume of freshwater that at one time the Santee's flow extended a mile out to sea.

The region's indigenous people called themselves "Santee." They roamed the delta's dense forests and marshlands, primarily in pursuit of game, fish and shellfish. Sometimes they set the woods on fire to flush out grazing deer, elk and bison. But the coastal wilderness was not altered in a permanent way until the arrival of Europeans in 1689, when French Protestants – known as Huguenots – began to settle here. By 1700, one hundred French and sixty English families lived in the delta. Names such as Pleasant Meadows, Bear Hill, Richfield, Milldam, Newland and Camp Main were given to the lands that would eventually become Kinloch.

Over time, European settlers displaced the Native Americans and pursued a whole new enterprise on the delta: rice cultivation. These aspiring young planters conscripted enslaved Africans to fell the ancient swamp forests and reshape the coastal wetlands, creating an immense grid of ditches and dikes. The result was an engineering and hydrological marvel – thousands of acres of working rice paddies and canals that could be drained and flooded with the tides. Some 39 plantations, including those that comprise Kinloch, produced nearly half-a-million bushels of rice annually, making the delta planters some of the richest men in the world.

WHERE NATURE, HISTORY & SPORT CONVERGE

In the wake of the Civil War and emancipation – and a succession of devastating hurricanes – rice cultivation was eventually abandoned. Before long, another use would be realized for the delta's immense impoundment matrix: waterfowl propagation and hunting. Wealthy northerners, fed up with their frigid winters and declining duck numbers, began boarding trains to South Carolina for bird hunting in the late 1800s and early 1900s. At first, they leased game lands and secured shooting rights from southern landowners. Before long they were buying plantations outright to form their own gun clubs.

Kinloch is one such place. In 1912, a group of wealthy businessmen from Wilmington, Delaware formed the Kinloch Gun Club and purchased the plantation lands that today constitute the property. Club members built the lodge and its associated outbuildings, which have been in continual use for more than a century. Although the lands were never owned by the Kinloch family, they bordered Kinloch Creek – named for the owner of neighboring Rice Hope Plantation, Francis Kinloch, whose father James Kinloch, a Scottish nobleman, arrived in Carolina in 1703. Francis would inherit Rice Hope and other property from his father, amassing a veritable fortune from the delta's golden grain.

Over the centuries, Kinloch has been owned by just a handful of families, many of whose members include prominent American entrepreneurs – beginning with the pioneering immigrant Thomas Lynch, sea captain Thomas Shubrick and Declaration of Independence signer Thomas Lynch, Jr. Later during the 19th century, the Horry family would use profits from their rice fields to invest in the early railroads. More recently in the 20th and 21st centuries, the duPont family followed by the Turner family have chosen Kinloch to be their primary gathering place and hunting retreat.

LOCATION & BOUNDARY LINES

3135 North Santee River Road, Georgetown
5,801 Acres Deeded

10 Miles to the Georgetown Airport
15 Miles to Downtown Georgetown
28 Miles to Pawley's Island
50 Miles to Charleston, SC

