

Six-acre property on the south side of Johns Island with 350-foot buffered frontage on scenic River Road. Mostly in a high "shaded x" zone with a small riverine on the east boundary line flowing from Abbapoola Creek, this land offers cleared space in the front decorated with blooming trees and live oaks and wooded habitat in the back. The presence of an old greenhouse and vineyard trellis provides a foundation for a hobbyist farmer. This would make for a great residential site for nature lovers who desire some privacy and potential for association with other large parcel owners nearby. Conveniently located just 8 minutes from Freshfields Village and Kiawah Island, and still within easy reach of Downtown Charleston.

#### **PROPERTY**

6 Deeded Acres 2± Acres Cleared, 4± Acres Wooded Old Greenhouse & 2 Wells, Sold "As Is" 350' of Frontage on River Rd Shaded X and AE-10 Zones

#### **LOCATION**

River Road, Charleston County 8 minutes from Freshfields/Kiawah Island 30 minutes from Charleston AGR Zoning Tax Map: 259-00-00-123

#### OFFERED AT \$745,000





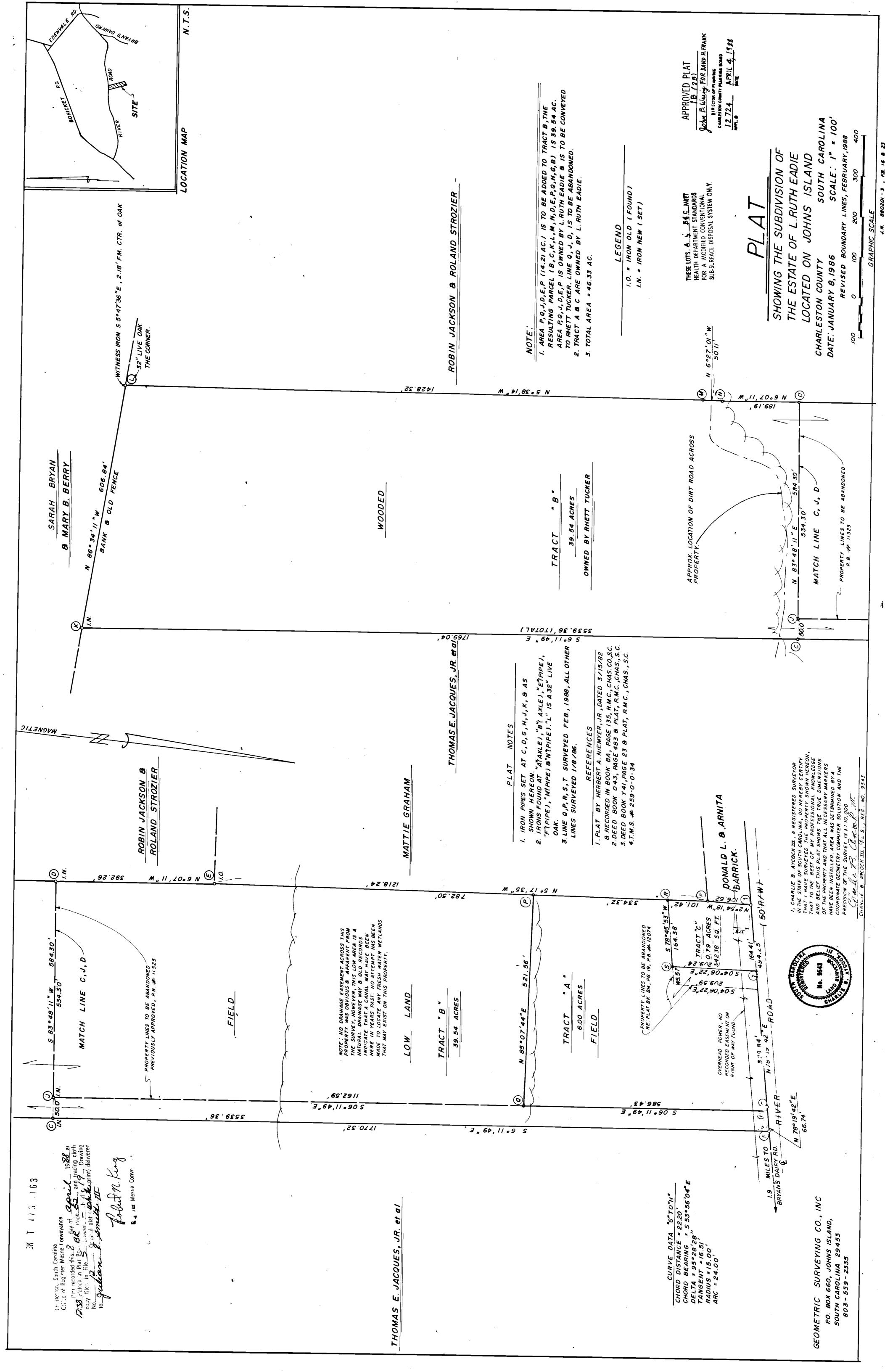


## 4311 River Road, Johns Island

Charleston County, South Carolina, 6 AC +/-







## 4311 River Road, Johns Island

Charleston County, South Carolina, 6 AC +/-





# | Boundary 5.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sk	Seabrook loamy fine sand	3.91	66.5	0	40	3w
Ka	Kiawah loamy fine sand	1.11	18.88	0	45	3w
Wa	Wadmalaw fine sandy loam	0.86	14.63	0	41	3w
TOTALS		5.88(*	100%	-	41.09	3.0

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

