

An extraordinary opportunity for secluded waterfront living on over 87 acres of highland on Leadenwah Creek and a remarkable 3500+ feet of marsh and creek frontage with westerly sunset views. Safeguarded by a conservation easement with the Lowcountry Land Trust, this property is ideally suited for creating a secluded family retreat with clearing for equestrian, agricultural and recreational activities. The easement allows for four residential structures and two docks. In the view corridor over Leadenwah lies Selkirk Plantation, a permanently protected conservation community. Located on beautiful Wadmalaw Island, close to historic Rockville and only 35 minutes from downtown Charleston.

DETAILS

145 Acres Total, 87± Acres Highland Expansive Westerly Frontage on Leadenwah Creek Potential for 2 Tidal Docks with 1 Permit in Hand Deer & Turkey, and Clearings for Dove Field Conservation Easement with Lowcountry Land Trust

LOCATION

Wadmalaw Island, Charleston County 20 Miles from Downtown Charleston 4 Miles to Cherry Point Boat Landing Zoned AG-15 Tax Map: 154-00-00-030

\$3,500,000







ALLANDALE PLANTATION ROAD WADMALAW ISLAND









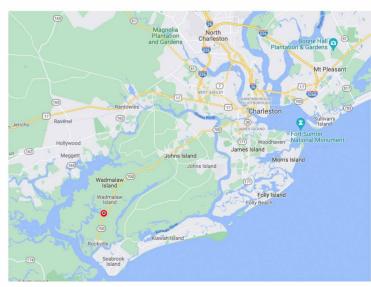


ALLANDALE PLANTATION ROAD WADMALAW ISLAND





PROPERTY BOUNDARY & LOCATION





SUMMARY OF CONSERVATION EASEMENT

Ilderton Tract

87 Acres on Maybank Highway
Patrick C. Ilderton
CAWS Basin Focus Area
Charleston County, South Carolina

The Ilderton Tract is an approximately 87 acre property located along Maybank Highway and Leadenwah Creek on Wadmalaw Island, South Carolina. The Protected Property contains a diversity of relatively natural habitats including open fields, upland forests, hummock islands, maritime edge, and forested wetlands. The Protected Property contains approximately 17 acres of prime farmland, 45 acres of prime soils of statewide importance, approximately 70 acres categorized as resilient marsh migration space and 10 acres categorized as impacted by sea level rise. The Protected Property lies within the Sea Islands, a sub-region of the CAWS Basin Focus Area, in which a focused conservation program is in effect, bringing local landowners together in an effort to preserve the landscape and its traditional rural uses, and which has over 29,000 acres of public and private protected lands.

Ownership Information:

The property is owned by Patrick C. Ilderton.

Easement Design Information:

The Conservation Easement has been designed to preserve the open space, scenic, relatively natural habitat, and water quality values of the property. It is likely a federal income tax deduction will be claimed for the value of this easement donation. Therefore, the easement has been designed accordingly to preserve the public benefits associated with the below listed conservation values.

Conservation Values Associated with Protected Property:

The Conservation Values of the Protected Property as stated in the Conservation Easement include the following:

- 1) Preservation of open space for the sustainable agricultural and/or forestry uses traditionally undertaken at the Protected Property,
- 2) Protection of relatively natural habitat and biological diversity,
- Preservation or enhancement of downstream water quality in Leadenwah Creek and the North Edisto River, and
- 4) Preservation of scenic views of the Protected Property from Maybank Highway and Leadenwah Creek.

For additional information regarding the property's Conservation Values, refer to the recorded Conservation Easement.

Summary of Restrictions and Allowed Uses:

This summary is for general informational purposes. The below tables do not reflect a comprehensive list of restrictions and limitations. For direct interpretation, refer to the terms of the recorded Conservation Easement.

Grantor____ Grantee

Protected Features

Maybank Highway Buffer	There shall be no structures on that portion of the Protected Property within one hundred (100) feet of the legal or established right-of-way along Maybank Highway. Grantor reserves the right to engage in Forest Management Practices, provided there shall be no clearcutting and no activities that endanger the health or survival of Significant Trees without Approval.
Marsh Buffer	There shall be no Impervious Surface, Agricultural Activities, structures, nor new roads (other than those necessary to access the permitted Subdivided Tracts) on that portion of the Protected Property within seventy-five (75) feet of the Water Line adjacent to the Leadenwah Creek and its tributaries. Grantor reserves the right to engage in limited Forest Management Practices, provided there shall be no clearcutting and no activities that endanger the health or survival of Significant Trees without Approval.
Significant Trees	There shall be no activities that endanger the health or survival of live oak or cypress tree having a diameter at breast height of twenty-four (24) inches or greater.

Restrictions and Limitations

Subdivision	The Protected Property is currently composed of a portion of one (1) tax parcel, which is Charleston County TMS #154-00-00-030. Subdivision is limited to the reconfiguration and division of the Protected Property into a maximum of three (3) Subdivided Tracts.	
	Grantor and Grantee have identified two (2) acceptable potential DBAs. Each potential DBA has been configured as approximately three (3) acre rectangles.	
Designated Building Area (DBA)	Grantor shall select a Designated Building Area by providing Grantee with signed written Notice of the selected DBA prior to beginning construction of any Residential Structure or Related Outbuilding.	
	Twenty-eight thousand (28,000) square feet of Impervious Surface in the aggregate.	
Structural Limitations	Four (4) Residential Structures permitted. Grantor is required to give Notice to Grantee prior to the construction, enlargement, removal, and replacement of the permitted Residential Structure.	
	Building Height limitation of thirty-five (35) feet for Residential Structures, Related Outbuildings, Recreational Structures, and Agricultural Structures.	

Grantee MO

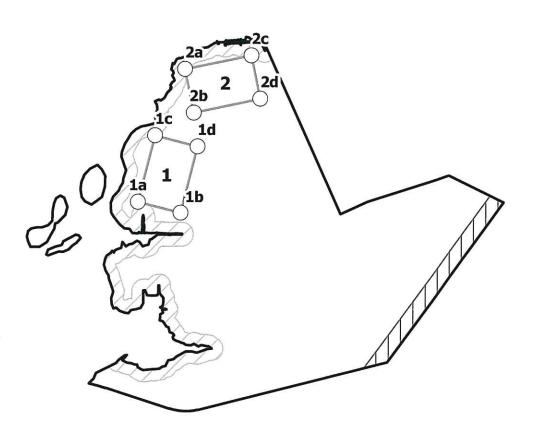
	Two (2) docks providing access to Leadenwah Creek or its tributaries may be constructed, maintained, repaired, improved, removed or replaced.	
Docks	Each dock shall be limited to one (1) walkway not to exceed four (4) feet wide and a maximum of five-hundred (500) square feet in the aggregate, including the pierhead, floating platform and any floating boat storage or similar structures, but not including the walkway, ramps or pilings.	
Boardwalks	Providing access to interior wetlands and/or ponds permitted but limited to walkways no wider than six (6) feet and associated observation platforms with a maximum of four hundred (400) squar feet in the aggregate.	
Ponds	Ponds, including any existing ponds, shall be limited in size to six (6) acres in the aggregate.	

Grantee #16

This map is not a survey and must not be construed as one. The information imparted with this map is meant to assist Lowcountry Land Trust, Inc. in its efforts to clearly depict property boundaries, describe the placement of certain retained, reserved, or excluded rights, and to calculate acreage figures.

This is Not a Survey.





				DBA Vertices
				Designated Building Areas (~3 Acres)
0	500	1,000 Feet	N A	Easement Boundary
<u> </u>		1,000 Feet	A	Marsh Buffer (75ft)
Crea	ited: C. Tay	lor 6/26/2023		Maybank Highway Buffer (100ft)



DBAs: Ilderton

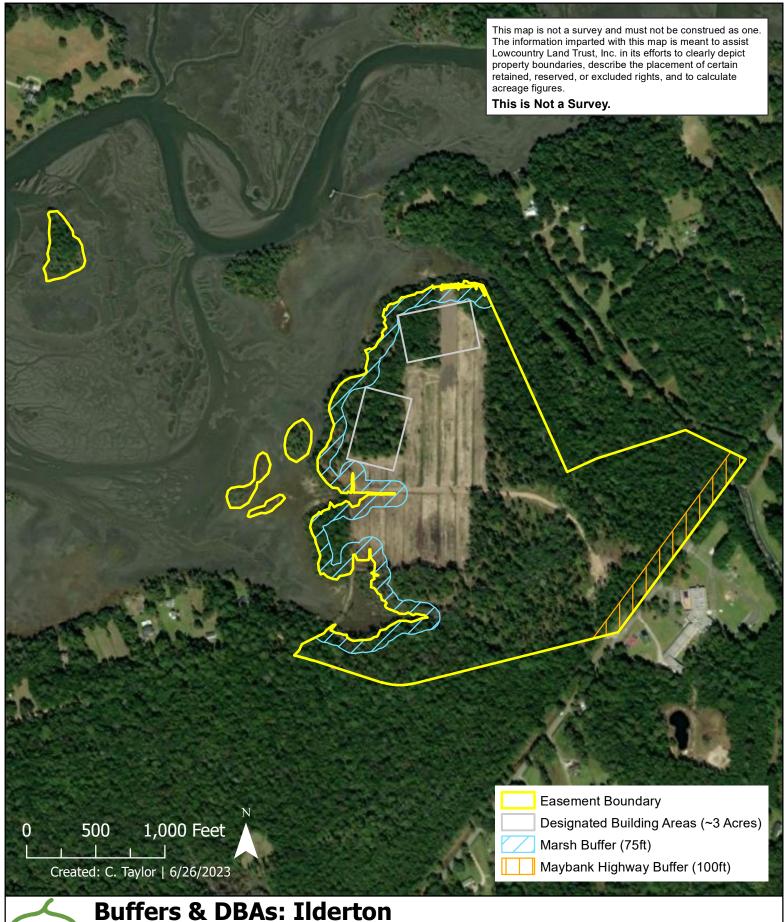
Created by Lowcountry Land Trust for presentation and depiction purposes only. Boundaries, while approximate, were established using the best available information which may include: surveys, tax maps, GIS calculations, and field mapping using GPS and/or orthophotos. Refer to legal description(s), plat(s), baseline documentation report, and conservation easement for full terms. Boundary from modified 2022 survey and critical line provided by land owner; islands created by visual inspection of 2022 aerial. ESRI World Imagery 2022 shown.

Grantee MO

Ilderton Tract: Designated Building Area Vertices Index

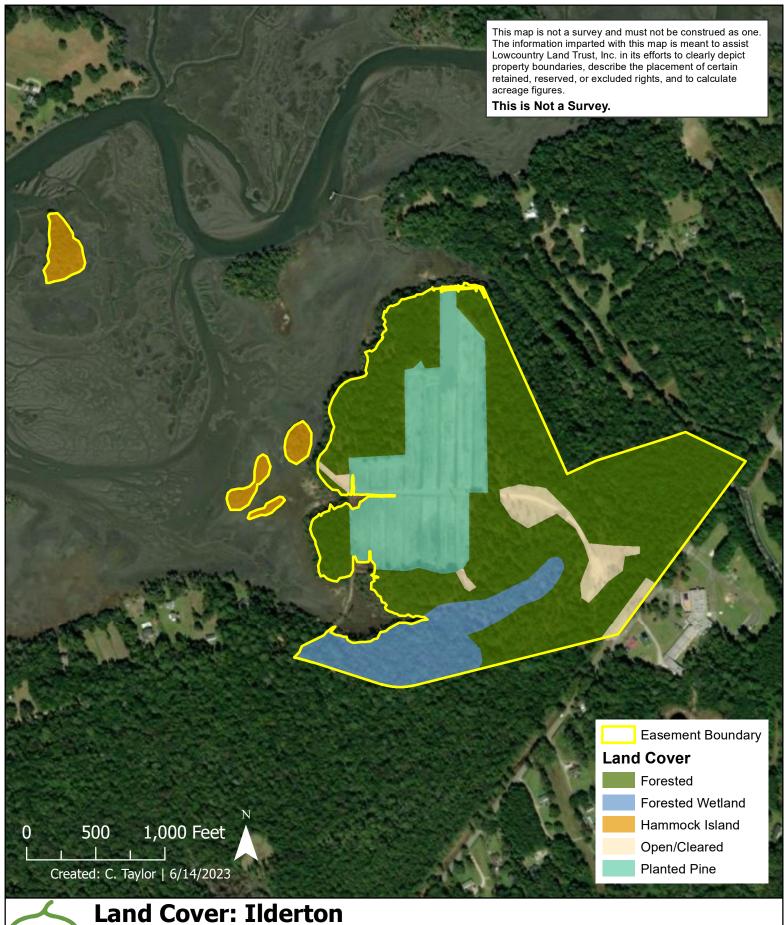
DBA Point ID	DBA Name	Latitude	Longitude
1a	1	32.64318	-80.189273
1b		32.642981	-80.18836
1c		32.644378	-80.188908
1 d		32.644178	-80.187994
2a	2	32.645568	-80.18826 <i>7</i>
2b		32.644786	-80.188077
2c		32.645817	-80.186835
2d		32.645036	-80.186645

Grantee #10



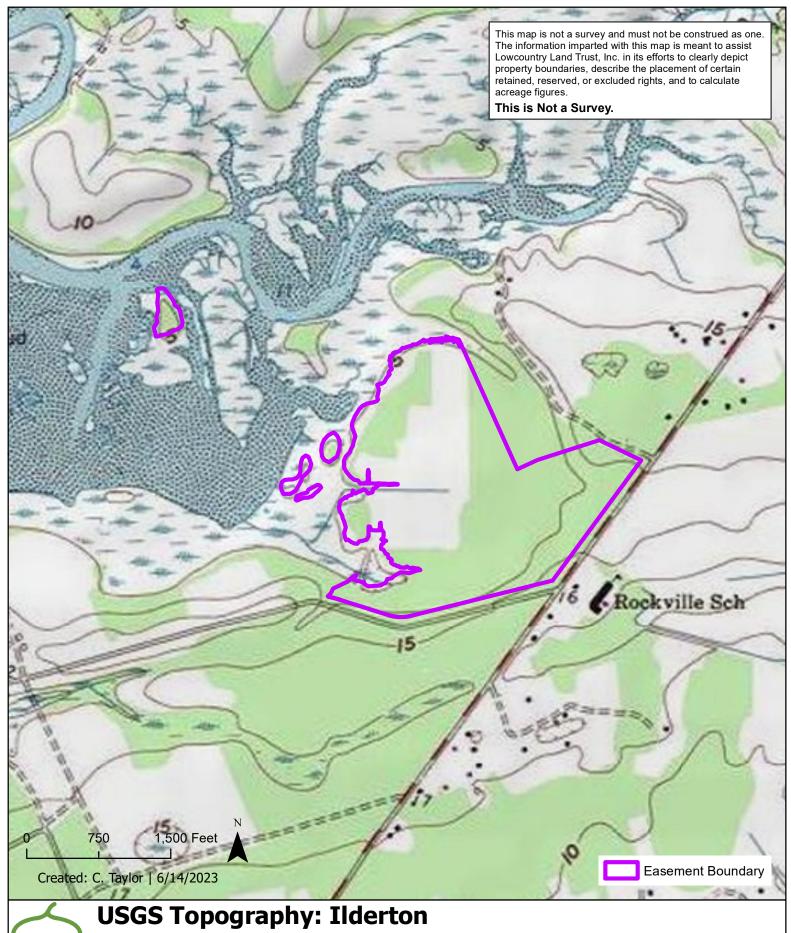


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Wadmalaw Island Protected Lands

