



## *Dawn of Hope*

4285 CLOVER HILL ROAD | COLLETON COUNTY | SOUTH CAROLINA

18TH CENTURY COUNTRY PROPERTY, IN THE HEART OF THE ACE BASIN

731 ACRES- OVER 80% HIGH GROUND WITH AN EXCEPTIONAL BLUFF

2.5 MILES OF ASHEPOO RIVER FRONTAGE

RENOVATED AND FURNISHED FIVE-BEDROOM HOUSE

HOME OVERLOOKS THE RIVER AND 25 ACRE FLOODED RICE FIELD

PRIVATE BOAT RAMP WITH DEEPWATER FLOATING DOCK

MAGNIFICENT LIVE OAKS THROUGHOUT THE PROPERTY

STOCKED BASS PONDS

10 ACRE DUCK IMPOUNDMENT

200+ ACRES OF CULTIVATED QUAIL FIELDS, WITH LOAMY SANDY SOIL

ABUNDANCE OF DEER AND TURKEY

DINING ROOM OVERLOOKING THE GARDEN WITH FOUNTAIN

OUTDOOR TRELLISED TERRACE OVERLOOKING THE RICE FIELD

OUTDOOR LIGHTS ON LIVE OAK TREES

NEW PAVILION ON THE FRONT LAKE, OVERLOOKING THE HOUSE

GATED ENTRANCE WITH LILY PONDS

MASONRY BRIDGE OVER TWO PONDS

NEW TRACTOR SHED INCLUDES TRACTORS, EQUIPMENT AND OTHER NECESSARY IMPLEMENTS

PROPERTY IS ESSENTIALLY TURN-KEY, WITH AN ECONOMICAL EXPENSE BASE

EXCEPTIONAL DEDICATED MANAGER

FURNISHINGS INCLUDED

45-50 MINUTES FROM CHARLESTON

14 MILES FROM LOWCOUNTRY REGIONAL AIRPORT IN WALTERBORO