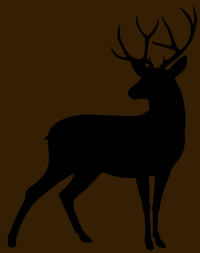


RICEFIELD
BLUFF
PLANTATION
AT
PALMETTO
BLUFF

4951+/- ACRES



UNPARALLELED
LOW COUNTRY
OFFERING



CONTACT US

MSK Commercial & Southeastern Fine Properties

Jack Maloney 843-384-7752

jmaloney@mskcommercial.com

Steve Riley 843-384-9139

sriley@mskcommercial.com

Catherine H. Cobb 912-856-5582

cat@southeasternfineproperties.com

Sarah Sanford 843-441-5936

sarah@southeasternfineproperties.com

MSK

Commercial Services



INDEX

INTRODUCTION	3
CAMPBELL FAMILY OWNERSHIP	4
MAP REGIONAL LOCATOR	5
RICEFIELD BLUFF CLOSE IN LOCATOR	6
PALMETTO BLUFF RESORT SUMMARY	7
PALMETTO BLUFF MEMBERSHIP	8
AROUND THE BLUFF	9
THE LOW COUNTRY LIFE	10
RICEFIELD BLUFF WILDLIFE & RECREATION	11-12
NEARBY HISTORIC BLUFFTON, SC BEAUFORT, SC & SAVANNAH, GA	13-15
CONTACT	16

INTRODUCTION

For the first time in over 25 years, Ricefield Bluff Plantation, formerly known as a portion of the Managed Forest at Palmetto Bluff, presents a once-in-a-lifetime opportunity. This vast expanse, over 4,900+/- acres of pristine coastal maritime forest, evokes the wild essence that captivated land barons for centuries. Under meticulous stewardship since 1930's, this singular asset boasts soaring pine plantations, virgin stands of hardwood timber presiding over 11 miles along the wild New River where it's rhythmic tides interplay amongst the terrestrial and aquatic realms.



Since its inception in the early 1970's as a 20,000 acre corporate hunting retreat for Union Camp clients and executives, this property has benefited from continuous, long-term game and timber management. Early visitors, captivated by the land's sheer beauty and scale, eagerly sought invitations to experience its grandeur and wildlife populations. Though diminished in size from its former footprint, the Managed Forest remains a vital natural habitat, supporting a thriving array of indigenous and migratory species. Whitetail deer, Eastern wild turkey, Migratory Waterfowl, American Alligator and songbirds flourish within its boundaries.



This truly a unique American landholding, with its intricate tidal river systems and secluded hammocks, offer a rare solitude, a place where human presence is a fleeting rarity. Explore the dynamic ecosystems from freshwater to saltwater, as the river flows from its inland source to the Atlantic, a testament to the rich biodiversity of this exceptional maritime preserve. Amidst the dwindling expanse of grand coastal estates in the South Carolina Lowcountry, Ricefield Bluff stands as a paragon of exclusivity and exemplary land stewardship, a benchmark against which all others are judged.



CAMPBELL FAMILY ASSET 2000-2025



The Palmetto Bluff 20,000 acre asset was acquired by Walcam Land Group, the predecessor to the current owner Pioneer Land and Timber, LLC in 2000. After 25 years of ownership, the owners have decided to offer Ricefield Bluff for sale. This tract has been solely managed for wildlife and timber by the principals Chip and Chris Campbell who have continued meticulous management of the ecological habitat for robust turkey, deer, migratory waterfowl and dove populations. The 4900+/- acre asset for sale, now known as Ricefield Bluff Plantation, is part of the adjacent Palmetto Bluff Planned Unit Development which is currently limited to 4,000 dwelling units.

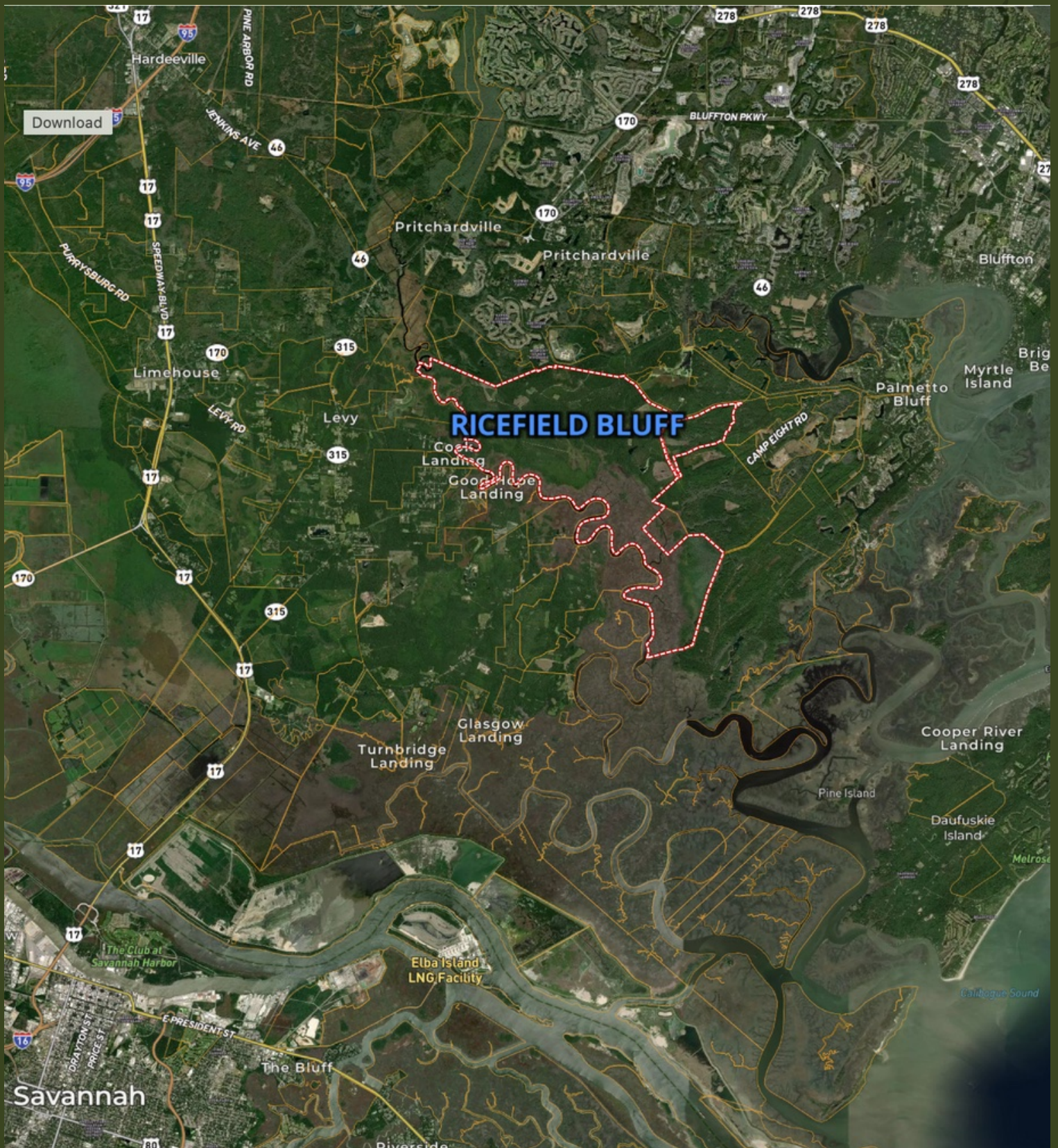
Within the Ricefield Bluff asset, the sellers are including 4 Palmetto Bluff dwelling units with membership privileges once platted out and 2 New Riverside dwelling units both subject to South Street and Town of Bluffton approval, offering a minor development opportunity to remain under private ownership. Despite the limited subdivision allowance, the tract is uniquely positioned to continue producing significant revenue and tax credits through timber management, potential mitigation and carbon sequestration opportunities. Drawing on the owner's intimate knowledge of the land, the tracts have been thoughtfully parceled according to the land's natural features and division characteristics to preserve the continuity of the existing wildlife corridors throughout the property.

A Mitigation proposal, Carbon Sequestration Study and January 2025 Timber Inventory are available upon request after Non Disclosure is executed by both parties.

RICEFIELD BLUFF REGIONAL LOCATOR



RICEFIELD BLUFF CLOSE IN LOCATER



PALMETTO BLUFF RESORT SUMMARY



The adjacent balance of the 20,000 acres known as Palmetto Bluff has been under various development plans over a 25 year period and is revered as one of the premier destinations and developments in the world. The foundational elements contributing to Palmetto Bluff's world class reputation are principally based on the inherent generational qualities of the unspoiled natural landscape. These naturally occurring distinctions are further enhanced through incredibly thoughtful and totally comprehensive land planning by Crescent Development, the Campbell Family and the Town of Bluffton. Today, Palmetto Bluff enjoys distinctive characteristics that are not easily replicated and help define the scarcity associated with the resort.

- The scale of the Managed Forest
- The uninterrupted water frontage, natural beauty and maritime setting
- The implementation of a comprehensive land plan, supporting land zoning coupled with tightly defined community standards
- Irreplacable infrastructure with an established 5-star amenity base in place
- Established demand from the luxury buyer market alongside existing stakeholder commitment upholding the obvious standard of excellence

PALMETTO BLUFF

MEMBERSHIP

The four Palmetto Bluff dwelling units included in the offering will receive full membership privileges and use of all Palmetto Bluff Resort amenities which include:

- 5 star award winning Montage Hotel
- Multiple fine and casual dining options
- Jack Nicklaus Designed May River Golf Club
- Future Coore-Crenshaw Golf Course
- Future deep water Yacht Marina on the beautiful New River with close proximity to the intracoastal waterway
- Lawn and Racquet Club
- Several Pool Complexes throughout the development
- Canoe and Kayak Club serving the inland water trails
- Multiple access points to the May River with dry dock boat storage
- World class equestrian facilities
- Miles of nature trails
- 2 Non denominational churches



PALMETTO BLUFF RESORT



MONTAGE AT PALMETTO BLUFF



LONGFIELD STABLES



LOW COUNTRY ARCHITECTHURE



WILSON MARINA & CANOE CLUB



TOWN DOCK



THE CANOE CLUB



THE LOW COUNTRY LIFE



RICEFIELD BLUFF WILDLIFE



RICEFIELD BLUFF RECREATION



NEARBY HISTORIC TOWNS

BLUFFTON, SC



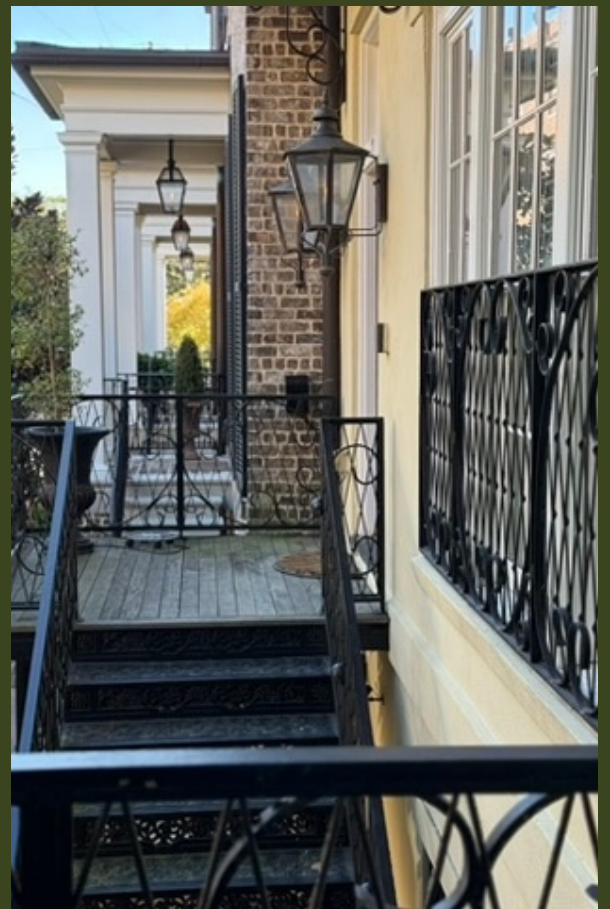
NEARBY HISTORIC TOWNS

BEAUFORT, SC



NEARBY HISTORIC TOWNS

SAVANNAH, GA



CONTACT

MSK COMMERCIAL & SOUTHEASTERN FINE PROPERTIES

JACK MALONEY

843-384-7752

JMALONEY@MSKCOMMERCIAL.COM

STEVE RILEY

843-384-9139

SRILEY@MSKCOMMERCIAL.COM

CATHERINE H. COBB

912-856-5582

CAT@SOUTHEASTERNFINEPROPERTIES.COM

SARAH SANFORD

SARAH@SOUTHEASTERNFINEPROPERTIES.COM

ADDITIONAL INFORMATION
AVAILABLE UPON REQUEST

