



CHICORA WOOD PLANTATION
GEORGETOWN, SOUTH CAROLINA





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GEORGETOWN, SOUTH CAROLINA

\$8,900,000 | 1,000± ACRES



LISTING AGENT: **ELLIOTT DAVENPORT, JR.**

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**This property is co-listed with Douglas Cutting of Blue Wing Properties.*



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Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

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EXECUTIVE SUMMARY

***GRACE RESTORED** ~ Chicora Wood is a 1,000± acre historic rice plantation on the Pee Dee River in Georgetown, South Carolina's Lowcountry. The restored house and surrounding buildings are some of the finest preserved examples of historic rice plantation architecture and grounds in the state. The 10,000± square foot, fully restored plantation house dates to the 1700's, was remodeled and enlarged by the Allston family in 1838 and features ten bedrooms and eight-and-a-half baths and is situated overlooking the river, gardens, and is surrounded by majestic live oaks. The plantation has tremendous and untapped recreational opportunities. Water resources include nearly one mile of both sides of the Pee Dee, over two miles of Chapel Creek, and a two acre lake. Of his seven plantations amounting to 13,500± acres, Chicora Wood was the chosen home place of Governor Allston in the 1800s. Chicora Wood has an exclusive Plantersville Road address, shared with about a dozen other notable plantations such as Exchange, Rosebank, Arundel, Hasty Point, and Weymouth. Like Chicora Wood, many of the nearby plantations have also placed conservation easements on their land, ensuring the integrity, grace, and charm of the neighborhood is preserved for generations to come.*

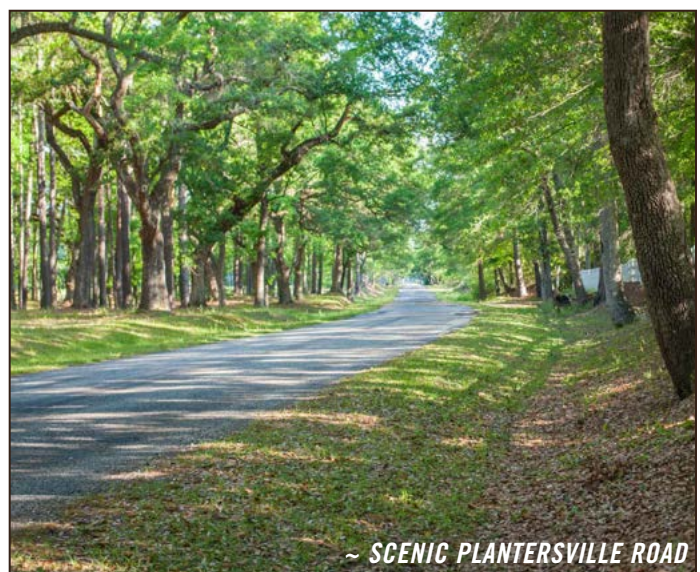


LOCATION

Chicora Wood is located on Plantersville Road on the Pee Dee River, among some of the finest preserved former rice plantations of coastal South Carolina, such as Exchange, Rosebank, Arundel, and Weymouth. The property is approximately twenty minutes to historic Georgetown's shopping, dining, and Harborwalk.

Georgetown County Airport is a county-owned public use airport just 22 miles from the plantation with a 6,005' runway. The nearest international airport with commercial flights is Myrtle Beach International Airport, approximately one hour from Chicora Wood.

From an ecological perspective, the plantation is in the Winyah Bay Focus Area, which is the third largest estuarine drainage area on the east coast. The 525,000 acres in the lower drainage of the four main rivers make this an important wildlife region particularly for migrating and wintering waterfowl.



LOCALE



Plantersville Road: Today, the modest gated entrances of nearly a dozen plantations on Plantersville Road, many first deeded by the king in the early 1700's, give a nod to an era gone by. What lies beyond those gates, past the sprawling limbs of the grand live oaks and the pink springtime show of the azaleas, is left only to the imagination for most. And the ones who have the opportunity to call these places home in modern days have displayed tremendous stewardship. Most have protected the plantations from development by donating conservation easements, ensuring that the landscape, vistas, and history are forever preserved.



Georgetown: Located between Charleston and Myrtle Beach, the historic seaport of Georgetown is South Carolina's third oldest city and has been an official port of entry since the 1730's. It's a charming town with wide, heavily canopied streets and over fifty sites on the National Historic Register in Georgetown's Historic District. Many museums, galleries, restaurants, and shops occupy the old buildings. It's a great launching spot for ecotourism and fishing charters. This port exported more rice than any other in the world.



Georgetown is on Winyah Bay, an estuary created by the confluence of the Waccamaw River, the Sampit River, the Black River, and the Pee Dee River which originates in the Appalachian Mountains in North Carolina. The Winyah Bay is well-known for its unspoiled coastlines and natural beauty.

The lands on the rivers that feed into Winyah Bay have historically been some of the most coveted lands in the state. Those along the scenic Plantersville Road on the Pee Dee River were generally chosen as the home place of plantation owners who had multiple properties.



HISTORY & PROVENANCE

Chicora Wood is an irreplaceable asset to the history of the Lowcountry and is one of the finest preserved rice plantations in the state. A place so treasured, it's no wonder that the property has rarely changed hands in the past three hundred years. In fact, there have been only three arm's length transactions since the King's grant to the Allston family in 1732!

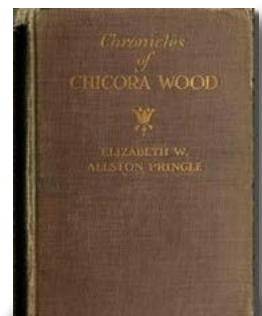
By the 1850's, Georgetown County was the western world's top rice producer and with it came great wealth to the state and especially its landowners. By this time, Robert F.W. Allston had acquired seven total plantations amounting to approximately 13,500 acres and included Nightingale Hall, Exchange, Waterford, Guendalos, Pipe Down, Dutch Ford (aka Rose Banks), and Morven. Of all the land available to him, the beautiful Chicora Wood was favored by Allston and, as such, remained the family headquarters.

Allston served as the Governor of South Carolina from 1856-1858. He was not just a leader in politics, but also in bringing innovations in agriculture to the state. He introduced more scientific methods for cultivating rice by using steam. He brought better varieties of seeds which helped improve rice production, and ultimately won him a silver (1855) and a gold (1856) at the Paris Exposition for the cultivation of rice.



Robert Allston died in 1864, in the midst of the Civil War. With the massive loss of wealth in the south, his wife, Adele, was only able to afford to retain Chicora Wood. When she and her daughter returned to the plantation after the war, the house – from furniture to fixtures – had been plundered. Her widowed daughter, Elizabeth Waites Allston Pringle, returned to Chicora Wood to live with her mother. They recapitalized the plantation and Elizabeth successfully grew rice on Chicora Wood for about 40 more years until the industry completely went away.

Elizabeth Pringle was forced to find another source of income. Under the penname Patience Pennington, Pringle wrote weekly letters for the New York Sun, which described her life on a southern rice plantation. The collection of letters were later published in 1914 in the book, *A Woman Rice Planter*. Another volume, *Chronicles of Chicora Wood* (1922), was published posthumously, and was a memoir about her family, Civil War experiences, and memories of Reconstruction.



Pringle's heirs sold Chicora Wood in 1926 to Duncan Cameron Waddell. It remained in his family until 1984 when the current owners, Jamie and Marcia Constance, began their period of stewardship and restoration. The Constances readily convey the joy they have experienced being a small, but instrumental part of the Chicora Wood story. Explained Jamie, "Chicora Wood is grace restored. That's the beauty of it. We want to leave it better than we found it and extend its time so others may also enjoy it for generations to come."

IMPROVEMENTS

The entire 'home park' of Chicora Wood is exceptional...in beauty, in architecture, in history. It is undoubtedly one of the finest preserved collections of rice plantation structures, with the provenance to match. When so few examples of historically significant architecture restored to this degree still stand, it is prudent to acknowledge the display of awe-inspiring stewardship by its past owners.

CHICORA WOOD - PLANTATION HOUSE

Situated on a high bank overlooking the Pee Dee River amongst groves of ancient live oaks, the main house showcases timeless Lowcountry beauty. A testament to the wealth generated by rice during the antebellum period, the 10,000± square foot house, dating to the 1700's with an expansion and remodel completed by Governor Robert F. W. Allston in 1838, features ten bedrooms and eight-and-a-half bathrooms.



The house favors a Caribbean style with its lifted main floor, gable roof, and deep porches. The front door opens into a wide, center-hall foyer with a grand staircase. A four-over-four layout, the strikingly large doors usher you here into the dining room, the drawing room, the library, and the kitchen, all with fireplaces. A more modern addition, the kitchen opens to a bright breakfast room with views to the magnificent moss-draped oaks and the ancillary buildings.

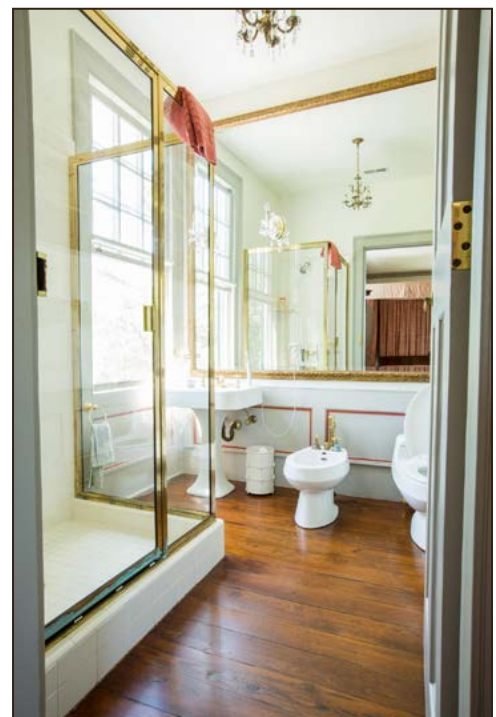




The second floor features four bedrooms and four bathrooms, all with fireplaces. Taking the spiral staircase up one more floor brings you to a home office, two bedrooms and one bathroom. The ground level houses the “winter” kitchen staged for the period and featuring the original fireplace, mantle, bread oven and root cellar. A large bedroom and bathroom is also on this floor.

The flanking wing off the rear of the house is said to date back to the 1700’s and is part of an original house that was salvaged after the rest of the house burned. Another three bedrooms, two and a half bathrooms, a den, and an owner’s arrival entrance make up this part of the house.

When the current owners had contracted out the restoration in the 1980s, the California residents chose to stay on-location those two-and-a-half years to ensure no part of the house was unnecessarily removed. Mr. Constance was adamant that “not one splinter comes off” without his knowledge.





~ THIRD FLOOR OFFICE

~ WINTER KITCHEN



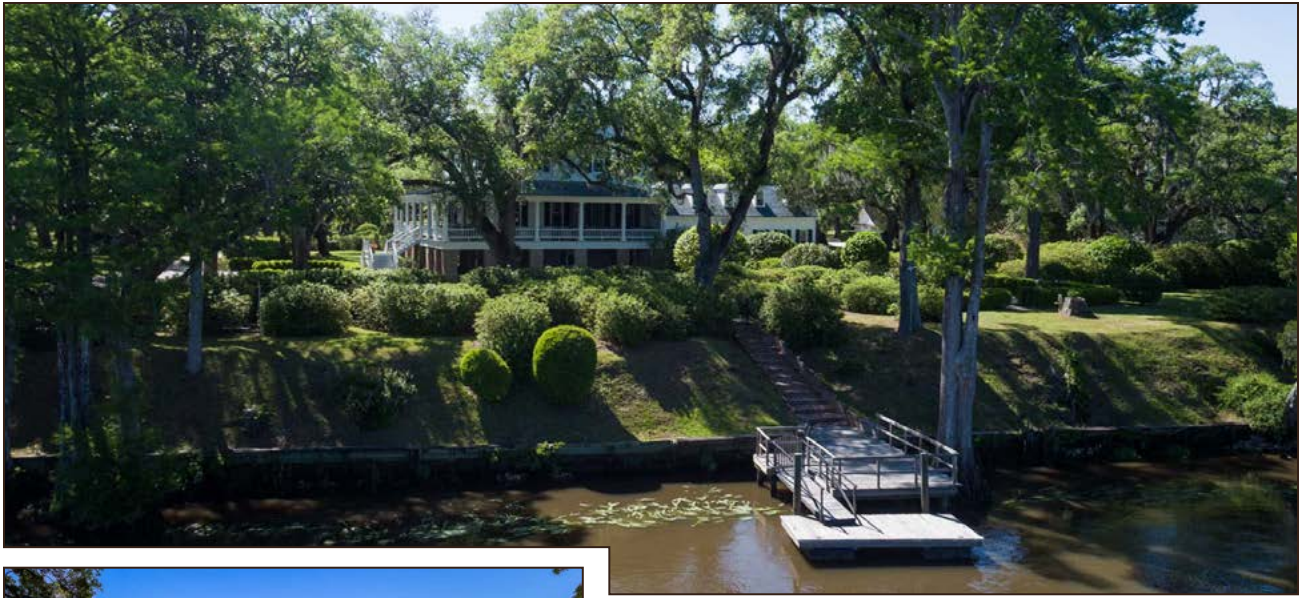
DEPENDENCIES

Allston family records were used to carefully restore the eight existing dependencies to as close to original as possible. These include the summer kitchen, smokehouse, rice mill (with much of the original machinery) and chimney, shipping barn, gatekeeper's cabin, carriage house, master slave's quarters, and school house.

ANCILLARY BUILDINGS

There are additional outbuildings on the property, including a plantation office, several barns/equipment sheds, and a carpentry shop. There is a three-car garage and a caretaker's house adjacent to the main house. The old school house is now repurposed as a three bedroom guest house.





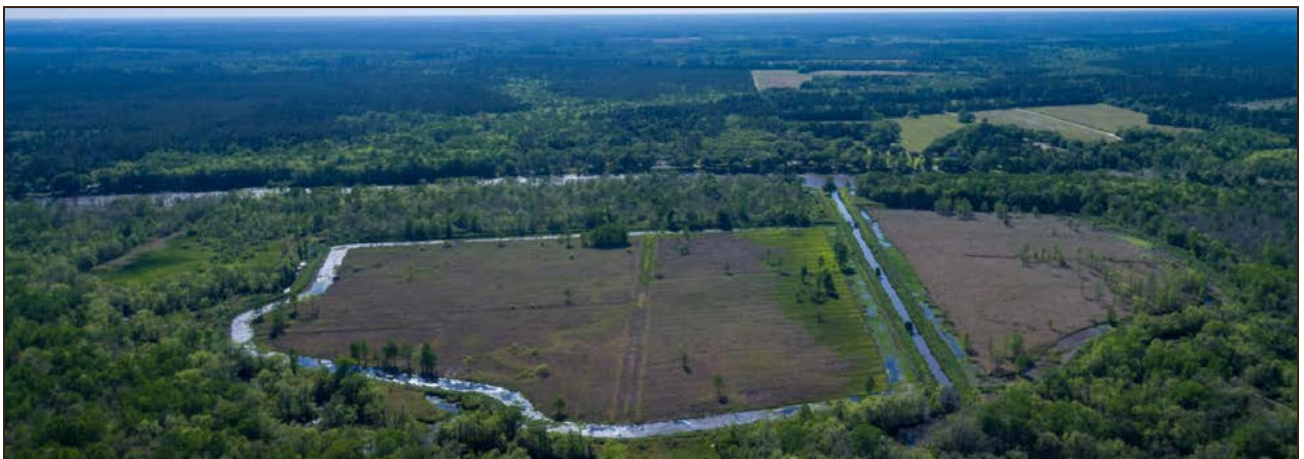
OTHER IMPROVEMENTS

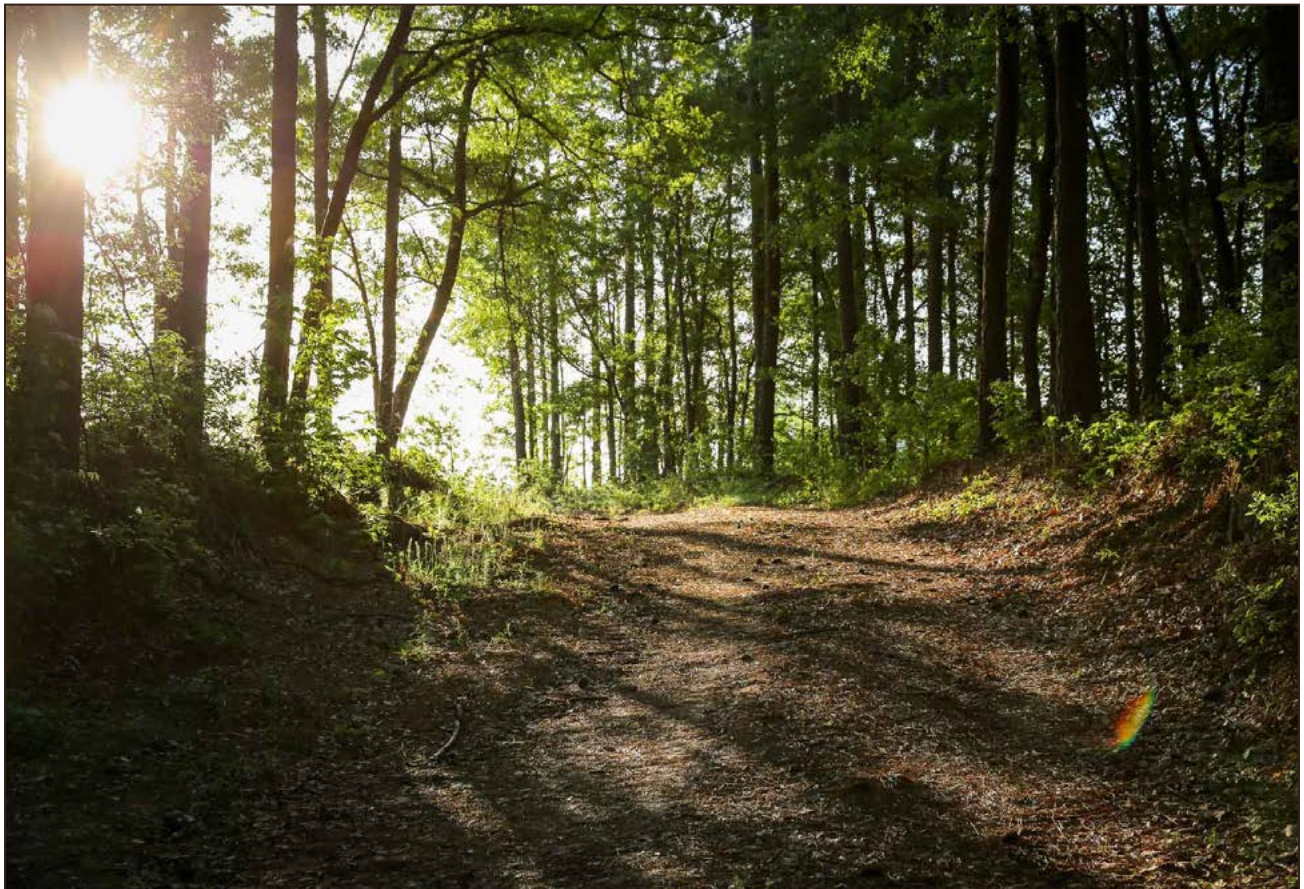
The beautiful formal gardens, designed by the celebrated Charleston landscape architect Loutrel Briggs, are enchanting pockets of interest between the main house and the river. Other improvements include a dock and boat launch, tennis court with racquet shed, and a very good road system throughout. There are also 80 acres in former rice impoundments with well-maintained levees.



ACREAGE

Chicora Wood consists of 1,000± acres of mostly open land, river and creek frontage, fields, formal gardens, rice impoundments, a two-acre lake, and the historic home park filled with live oaks.





WILDLIFE & RECREATION

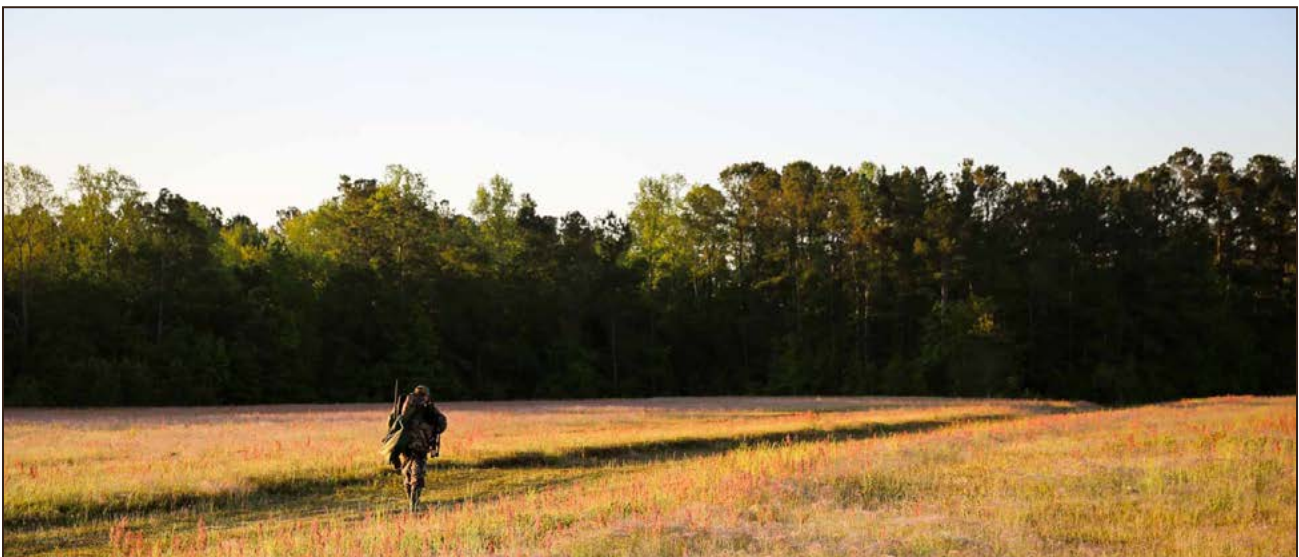
Chicora Wood is an intriguing property when it comes to the recreational hunting opportunities we feel it can provide. Historically managed as a turf farm, Chicora Wood's landscape isn't what you typically find in the Lowcountry of South Carolina. However, it provides an amazing template for an owner with vision to create a storied hunting property, and the general location is one where we know well-done improvements produce.

The 325± acres of previously managed turf fields are very well-positioned to be converted to quail habitat, upland waterfowl impoundments, and dove fields. A quality release quail program showcasing strong covey rises could easily be implemented in short order on this landscape with some basic cultivation. In the last couple of seasons, there are already areas not managed for turf that are beginning to flourish in native ground cover begging to be expanded on.

By supplementing the traditional rice impoundments with upland corn impoundments, it is providing many South Carolina landowners with great waterfowl habitat diversity for attracting and harvesting large numbers of ducks. We believe Chicora Wood's turf fields present many ideal opportunities to create these upland impoundments and we are currently in the process of having a qualified land management firm evaluate the reality of this, and I encourage you to reach out to us to learn more about our findings.



To round out the southern wingshooting trifecta, a property would need to provide some fall dove hunting and the large open fields on Chicora Wood are perfect for developing several dove fields to host friends and family to kick off the hunting season in September.



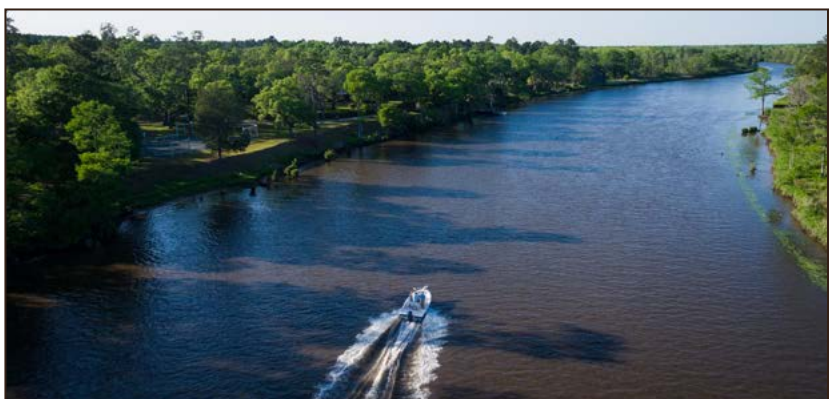


Also, Chicora Wood is home to a significant population of turkeys, and the flocks of turkeys up and down Plantersville Road have for decades found this property to be a refuge. If turkeys are your quarry, Chicora Wood will more than meet your hopes. The plantation also offers quality deer hunting, and it is important to mention that this is a neighborhood of many well-managed plantations known for having excellent hunting opportunities across the board.

In summary, these large open landscapes will allow a wingshooter to optimize a layout for quail courses, waterfowl impoundments and dove fields to maximize what this landscape can produce both from a game species standpoint and from a diversification of quality hunting experiences. The best way to understand this potential is to come tour the property with us.

FISHING:

The rivers and nearby Atlantic provide year-round entertainment. The convenience of Chicora Wood's private boat ramp and dock gets you out on the river fishing for bass, bream, catfish, and most all southern freshwater species in no time. A short, twenty-minute boat run downriver to Georgetown and the Intracoastal Waterway's southern turn will put fishermen in brackish, tidal water that supports an excellent "inshore slam" fishery of redfish, speckled trout, and flounder. Inshore anglers also target sheepshead, black drum, tripletail, tarpon, and all sorts of panfish. Nearshore boats chase Spanish and king mackerel, cobia, spadefish, and all worlds of bottoms fish from black bass to grouper. Conventional and fly fishing guides work out of nearby Georgetown Landing Marina, as do a number of offshore captains who run through the Winyah Bay jetties to blue water species like dolphin, tuna, wahoo, and billfish. A jump-off to all of this fishing action is within minutes of Chicora Wood by boat or car.





CLIMATE

Located within the humid subtropical region of the Atlantic Seaboard, the area features a mild climate and four distinct seasons. Georgetown's January low averages 35°F and July highs are around 91°F and average annual rainfall is about 54 inches. Snow is rare.

TAXES

Based upon recent years, the annual taxes are estimated at \$17,799.69.



ADDITIONAL INFORMATION

The property is protected from development by a conservation easement with the Historic Charleston Foundation.

“Chicora Wood is a fabulously intact former rice plantation in Georgetown, South Carolina. Historic Charleston Foundation is honored to hold the exterior easement on the property and grounds to ensure the protection of this important property for generations to come. Extant rice mill structures on site are increasingly few across the state. The history and understanding of the rice cultivation process is increasingly forgotten over time and these structures are important as tangible parts of the Lowcountry’s history. The preservation of Chicora Wood is of utmost importance and the Constances have been thoughtful about every aspect of the preservation of the property, including protecting it into the future with preservation easements.”

~April Wood
Manager of Easements & Technical Outreach
Historic Charleston Foundation



BROKER'S COMMENTS

Chicora Wood has to be one of the most well-kept, historical properties on the eastern seaboard. We come across really interesting and historical properties regularly, but rarely, if ever, do we come across a historical home that is as inviting as Chicora Wood, which beckons to be used for family gatherings and entertaining friends. The grounds are inspiring and the connection with the waters of the Pee Dee River and surrounding estuaries call for adventure. The land, itself, offers an owner the ability to tailor the landscape to meet their own vision and specific interests.

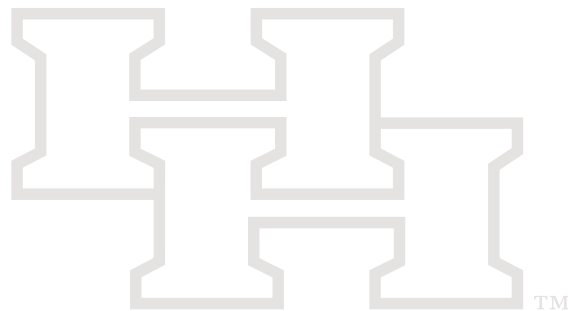




Click on map above for link to MapRight map of property.

PRICE

\$8,900,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Wes Oja](#), [Jerome Chvilicek](#), [Dan Bergstrom](#) or [Brant Marsh](#) at (406) 656-7500 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [Scott Griswold](#) at (406) 656-7500, [Ben Gardiner](#) at (970) 520-4871 or [Stacy Jackson](#) at (903) 820-8499 are available to describe and discuss these services in detail and welcome your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

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[J.T. Holt](#) • (806) 698-6884

SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic customer services, or through client-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a customer or a client.

South Carolina license law defines customers as buyers or sellers who choose NOT to establish an agency relationship. The law requires real estate licensees to perform the following basic duties when dealing with any real estate buyer or seller as customers: present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.

Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest, or to keep your bargaining information confidential unless a transaction broker agreement obligates the brokerage firm otherwise.

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

Transaction Brokerage: A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40-57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A seller becomes a client of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the

obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A buyer becomes a client of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

If you enter into a written agency agreement, as a client, the real estate brokerage has the following client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care. Client-level services also include advice, counsel and assistance in negotiations.

Single Agency: When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

Dual Agency: Dual agency exists when the real estate brokerage firm has two clients in one transaction – a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

Disclosed Dual Agency: In a disclosed dual agency, the brokerage firm's representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency: In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property. Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive. • You can choose to remain a customer and represent yourself, with or without a transaction broker agreement. • You can choose to hire the brokerage firm for representation through a written agency agreement. • If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Remember, however that until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and cannot keep your confidences unless a transaction broker agreement obligates the brokerage firm otherwise.

The choice of services belongs to you – the South Carolina real estate consumer.



3-22-264

Plantersville Rd

Great Pee Dee River



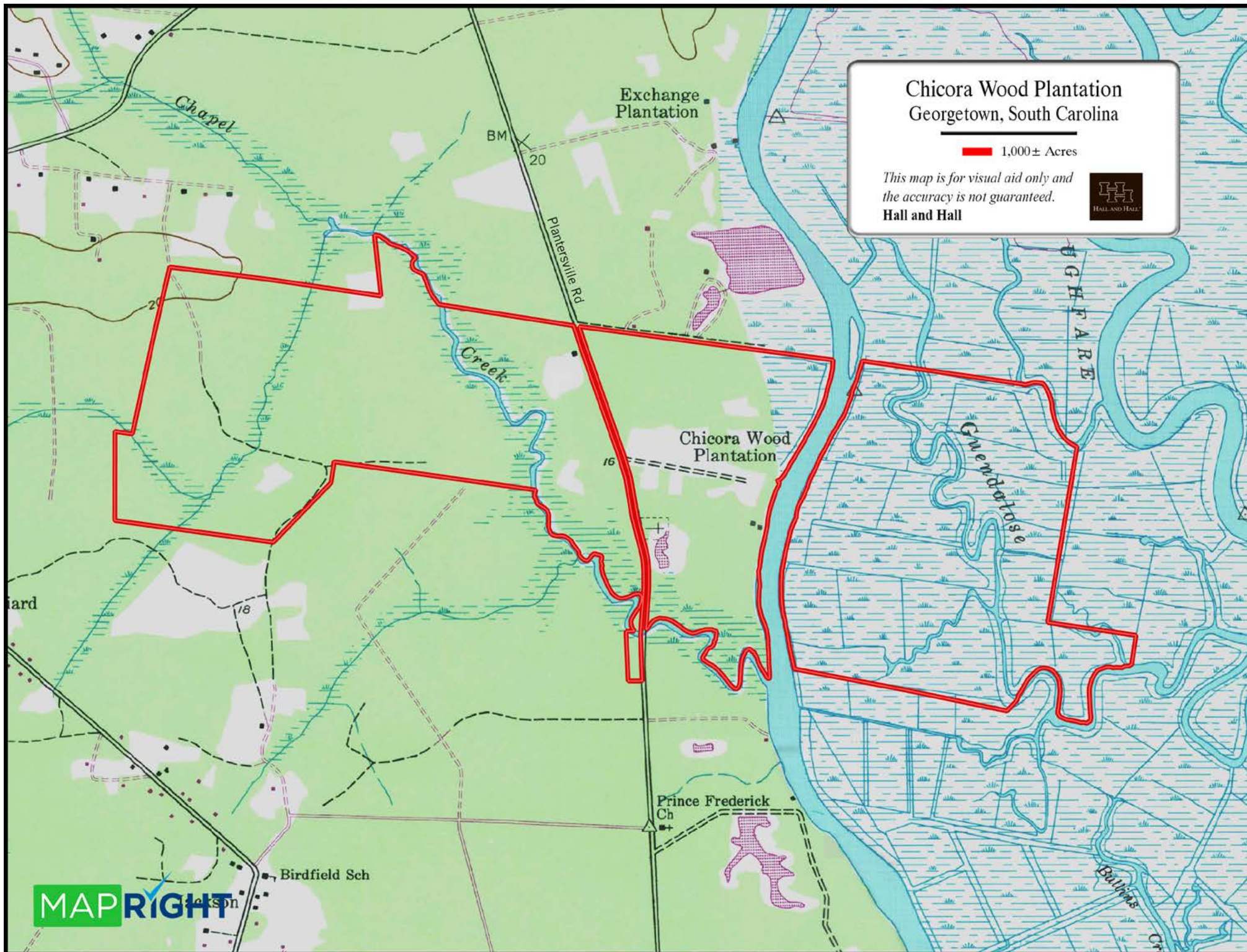
Chicora Wood Plantation Georgetown, South Carolina

1,000± Acres

*This map is for visual aid only and
the accuracy is not guaranteed.*

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