



# *Carraway Landing*

Georgetown County, South Carolina  
Rose Hill Road, TMS #03-0429-004-00-00



# *Carroway Landing*

Carroway Landing is a rich ecosystem which contributes to one of the key natural treasures of South Carolina, the Black River. The 461-acre property lies along the Black Mingo Creek, a freshwater tidal creek that feeds into the Black River, located less than three miles south by boat.

## *Diverse Landscape*

Carroway Landing is a diverse recreational tract with preserved landscapes that still reflect the wild character of the region. Over 125 acres of the 461-acre tract consists of a bottomland reserve. The balance of the property ranges from upland pine and mature hardwoods to extensive forested wetlands. The upland area has noticeable contour, fluctuating 20+ feet in elevation. This exceptional wildlife sanctuary supports rare and endangered species as well as traditional upland game such as deer, dove, and turkey.

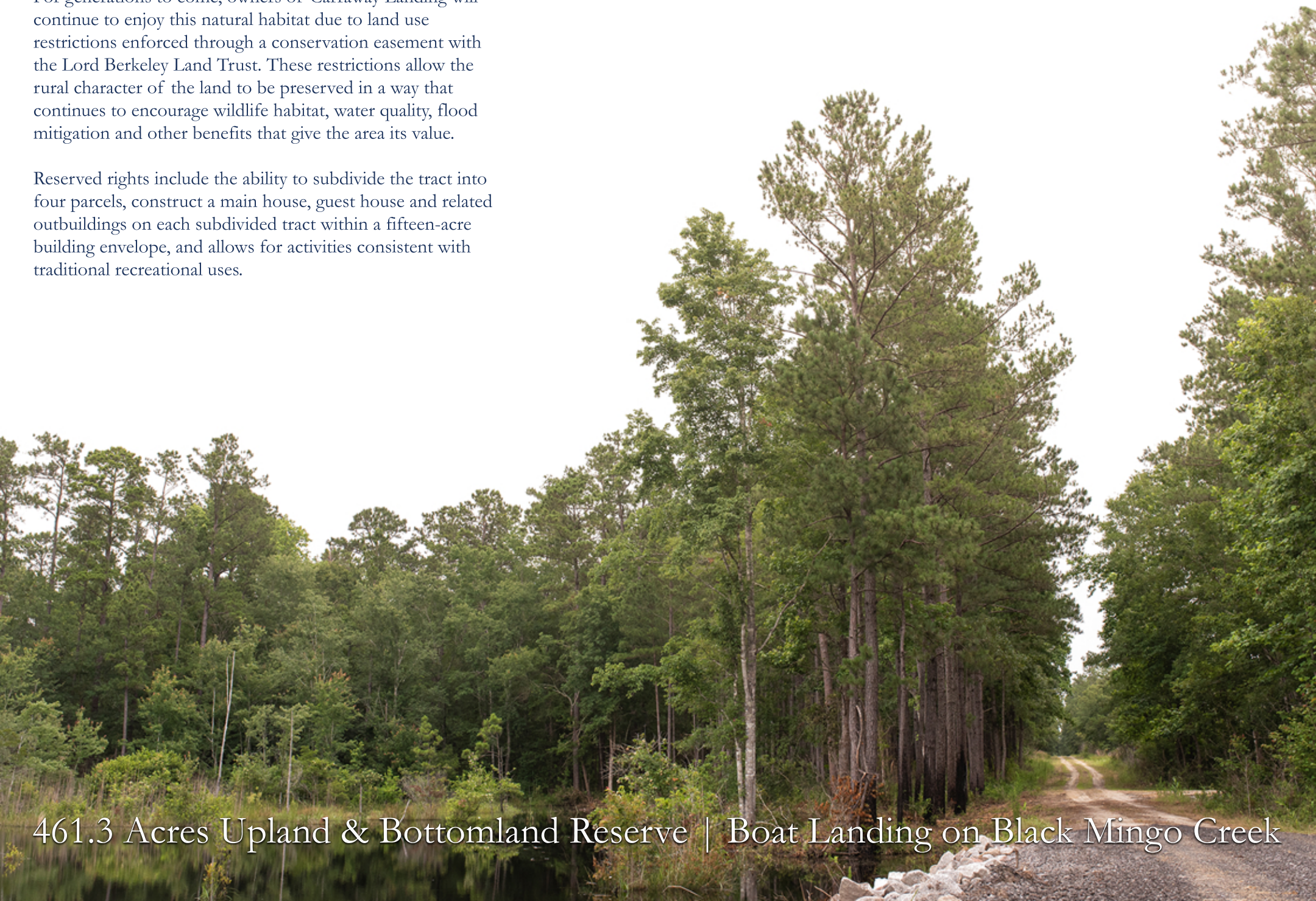
Additional features include a planted 8-acre dove field, multiple food plots, a freshwater pond, a boat landing on Black Mingo Creek, well-established roads, and multiple gated entrances.

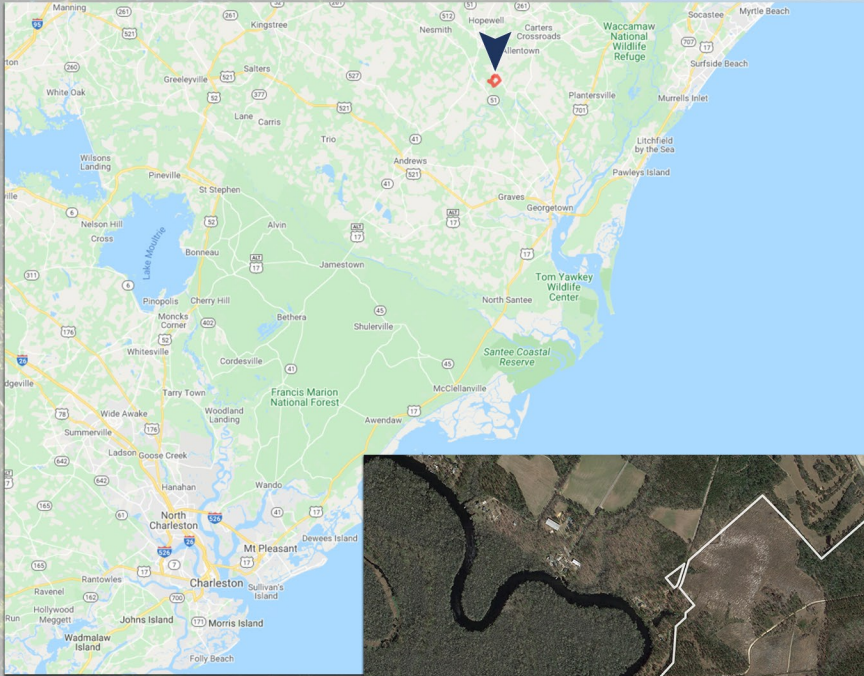


## *Rural Land Values*

For generations to come, owners of Carraway Landing will continue to enjoy this natural habitat due to land use restrictions enforced through a conservation easement with the Lord Berkeley Land Trust. These restrictions allow the rural character of the land to be preserved in a way that continues to encourage wildlife habitat, water quality, flood mitigation and other benefits that give the area its value.

Reserved rights include the ability to subdivide the tract into four parcels, construct a main house, guest house and related outbuildings on each subdivided tract within a fifteen-acre building envelope, and allows for activities consistent with traditional recreational uses.





*Location*

Tax Map: 03-0429-004-00-00  
Georgetown County  
18 Miles to Downtown Georgetown  
80 Miles to Downtown Charleston  
3± Mile Boat Ride to the Black River



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