



SALT POINT

ON THE SOUTH EDISTO RIVER

Located on the serene marshes of the South Edisto River, Salt Point features diverse outdoor recreational opportunities on a backdrop of an expansive protected view corridor. The upland consists of 77 acres of mature hardwoods, live oak trees and native palmetto trees, all representative of the idealized Lowcountry landscape. There is a small freshwater pond, an existing road system, and opportunity for multiple homesites.

In addition to the 77 acres, Salt Point enjoys a private 21-acre saltwater impoundment which provides rich habitat for fish and birds, including migratory waterfowl. The conservation easement with The Nature Conservancy provides for one subdivision and two crabbing docks.

LOCATION

Charleston County
Tax Map: 080-00-00-001
Zoned Agricultural
1 Hr. Drive to Downtown Charleston
20 Min. Drive to Edisto Beach

PROPERTY DETAILS

206 Acres - 77 Acres of Highland
21-Acre Saltwater Impoundment
Multiple Homesites w/ Marsh and River Vistas
Conservation Easement w/ TNC
Easement Allows One Subdivision

NOW OFFERED AT
\$1,240,000



RACCOON ISLAND ROAD, EDISTO ISLAND, SC

CHARLES LANE | 843.729.4697 | HUGER SINKLER II | 843.412.3189
INFO@HFLCHARLESTON.COM | 843.722.2642 | 1071 MORRISON DRIVE, CHARLESTON, SOUTH CAROLINA 29403



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425' Proposed Dock

50'x50' Homesite
with 150' setback

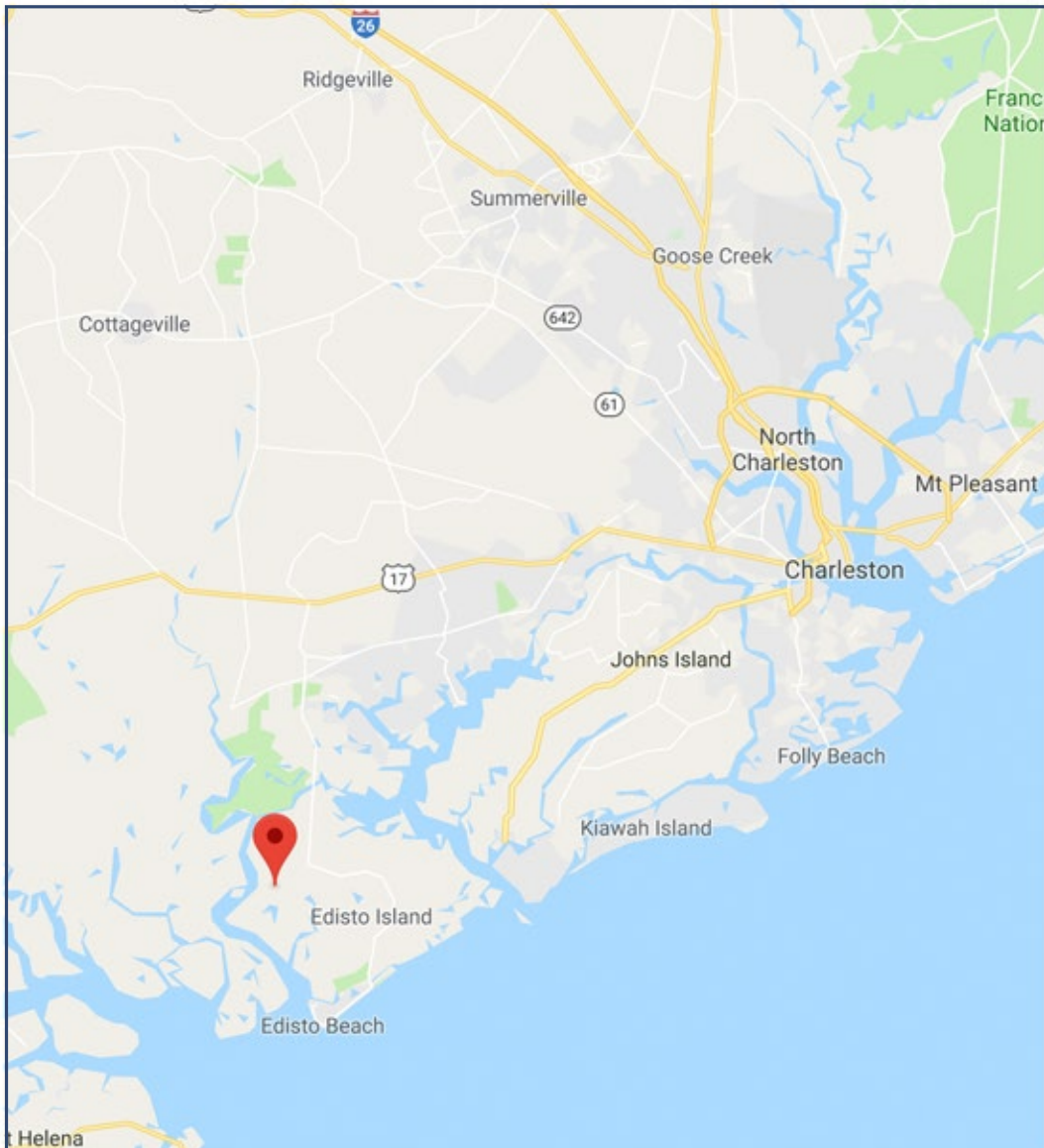
50' Wide Road Easement

Surrounding Properties
Protected with
Conservation Easement





PROPERTY LOCATION



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