

RICEFIELD  
BLUFF  
PLANTATION  
AT  
PALMETTO  
BLUFF

5700+/- ACRES



UNPARALLELED  
LOW COUNTRY  
OFFERING



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# 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 5,700+/- 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. The 5700+ 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. Presently there are 10 Palmetto Bluff dwelling units available within Ricefield Bluff as well as 6 New Riverside dwelling units on Parcel 8B which is 117+ acres. Basically, Palmetto Bluff is an island supported by two bridge access points which were built in the late 1800's - early 1900's.

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. 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. Additionally, there are 6 New Riverside development units on the 117 acre tract referred to as 8B situated at the entrance to Palmetto Bluff offering a minor development opportunity to remain under private ownership or offered for sale. Due to the owner's intimate knowledge of the land, the tract has been conceptually parceled into 7 tracts that can be subdivided if not sold in bulk. These parcels have been thoughtfully chosen based on the land's attributes and natural division corridors.

A Mitigation proposal, January 2025 Timber Inventory and subdivision concept available upon request.

# 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 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
- Irreplaceable 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 remaining Managed Forest being offered for sale is entitled to ten dwelling units which 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
- 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



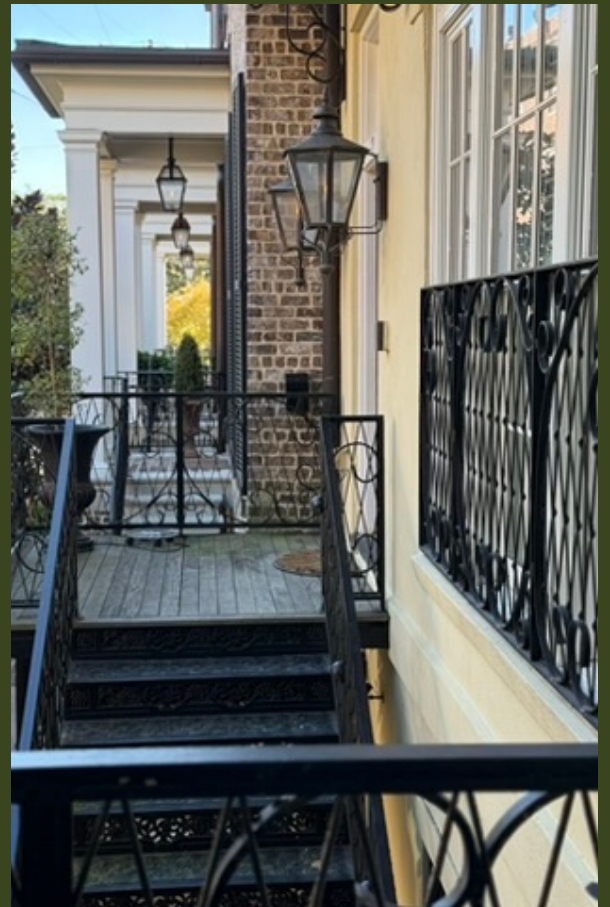
# NEARBY HISTORIC TOWNS

## BEAUFORT, SC



# NEARBY HISTORIC TOWNS

## SAVANNAH, GA



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ADDITIONAL INFORMATION  
AVAILABLE UPON REQUEST

