

PALMETTO
BLUFF
MANAGED
FOREST

5723+/- ACRES



UNPARALLELED
LOW COUNTRY
OFFERING



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INTRODUCTION

PALMETTO BLUFF MANAGED FOREST

For the first time in over 25 years, Palmetto Bluff's Managed Forest presents a once-in-a-lifetime and unparalleled opportunity. This vast expanse, over 5,723 acres of pristine coastal maritime forest, evokes the wild essence that captivated land barons for centuries. Under meticulous stewardship since 1930, the managed forest 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 it's 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 singular American landholding, with its intricate tidal river system 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, the Managed Forest stands as a paragon of exclusivity and exemplary land stewardship, a benchmark against which all others are judged.



PALMETTO BLUFF MANAGED FOREST CAMPBELL FAMILY ASSET 2000-2025



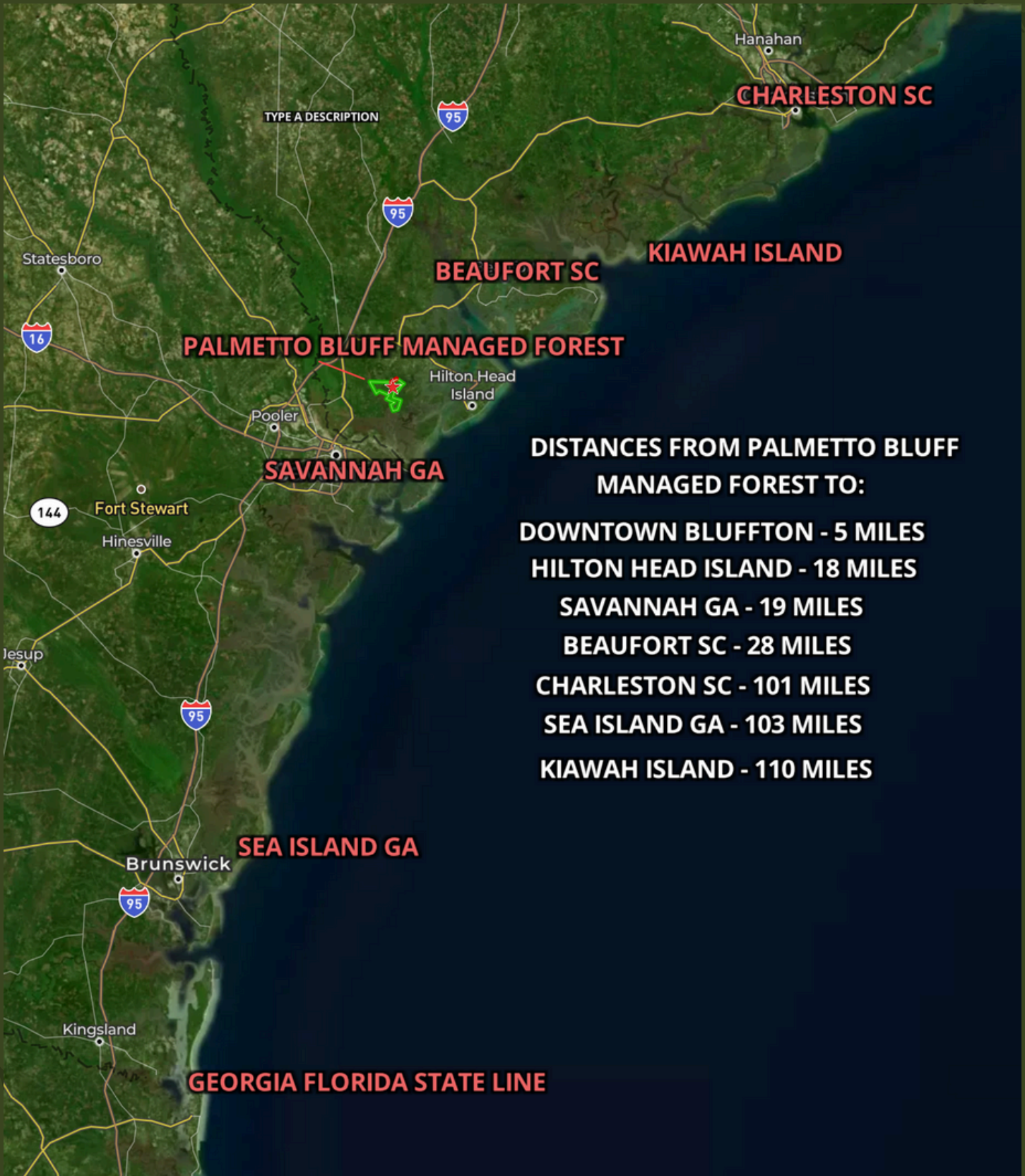
The Palmetto Bluff 20,000 acre asset was acquired by Walcam Land Group, the predecessor to the current owner Pioneer Land and Timber, LLC in 2000. The asset for sale is part of the Palmetto Bluff Planned Unit Development which is currently limited to 4,000 dwelling units. Within the offering for sale there are 10 Palmetto Bluff dwelling units available within the Managed Forest as well as 6 New Riverside dwelling units on Parcel 8B. 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 the Managed Forest for sale. This tract has been solely managed for wildlife and timber by the principals Chip and Chris Campbell providing the ecological habitat for all manner of game and wildlife including robust turkey, deer and migratory waterfowl and dove populations.

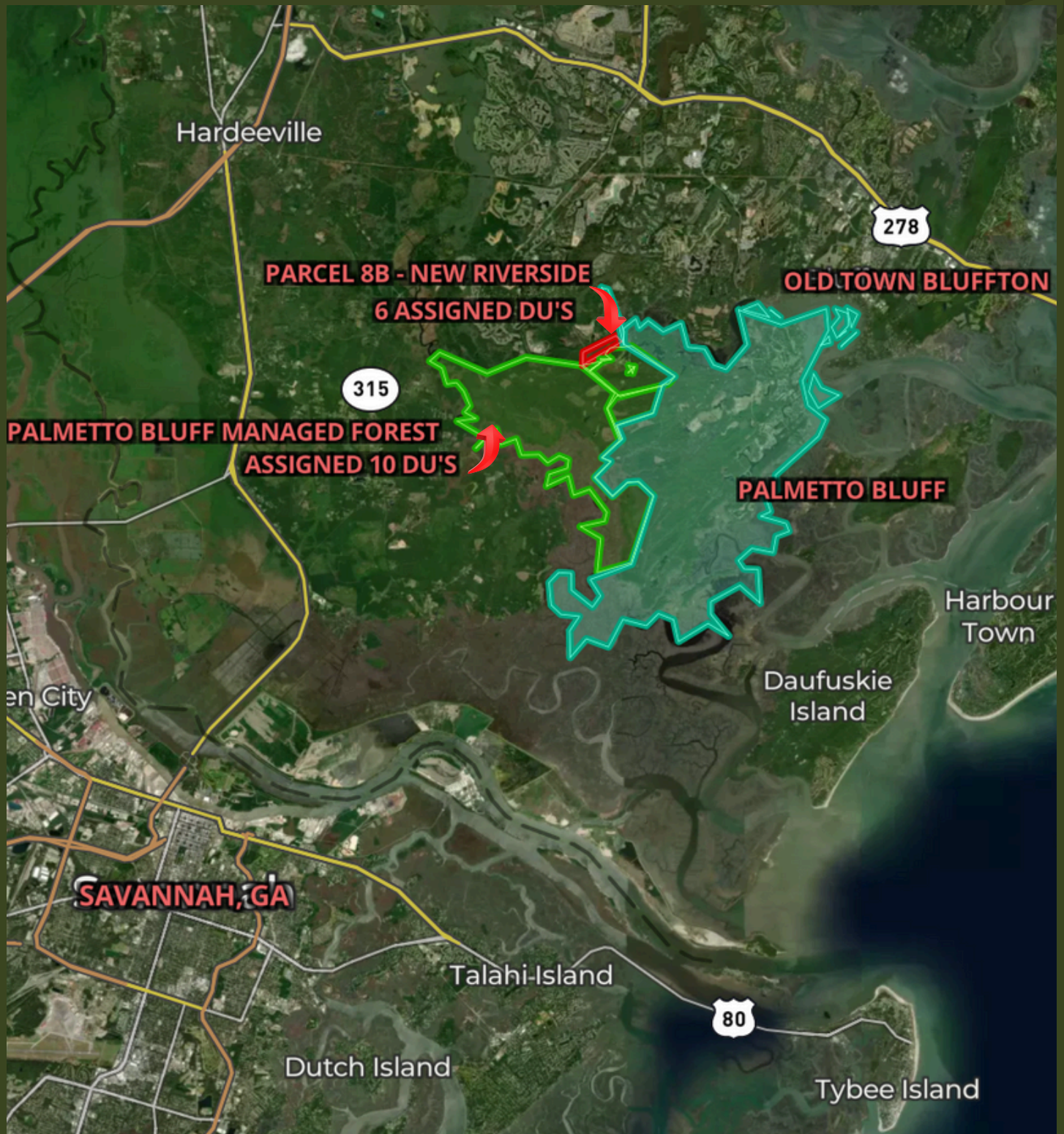
Despite the limited subdivision allowance, the tract is uniquely positioned to continue producing significant revenue and tax credits through timber management, potential mitigation and carbon sequestration opportunities. Additionally, there are 6 New Riverside development units on the 117 acre tract referred to as 8B situated at the entrance to Palmetto Bluff offering a minor development opportunity to remain under private ownership or offer 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.

PALMETTO BLUFF MANAGED FOREST REGIONAL LOCATOR



PALMETTO BLUFF MANAGED FOREST 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



AROUND THE BLUFF



MONTAGE AT PALMETTO BLUFF



LONGFIELD STABLES



LOW COUNTRY ARCHITECTHURE



WILSON MARINA & CANOE CLUB



TOWN DOCK



THE CANOE CLUB



THE LOW COUNTRY LIFE



MANAGED FOREST WILDLIFE



MANAGED FOREST RECREATION



NEARBY HISTORIC TOWNS

BLUFFTON, SC



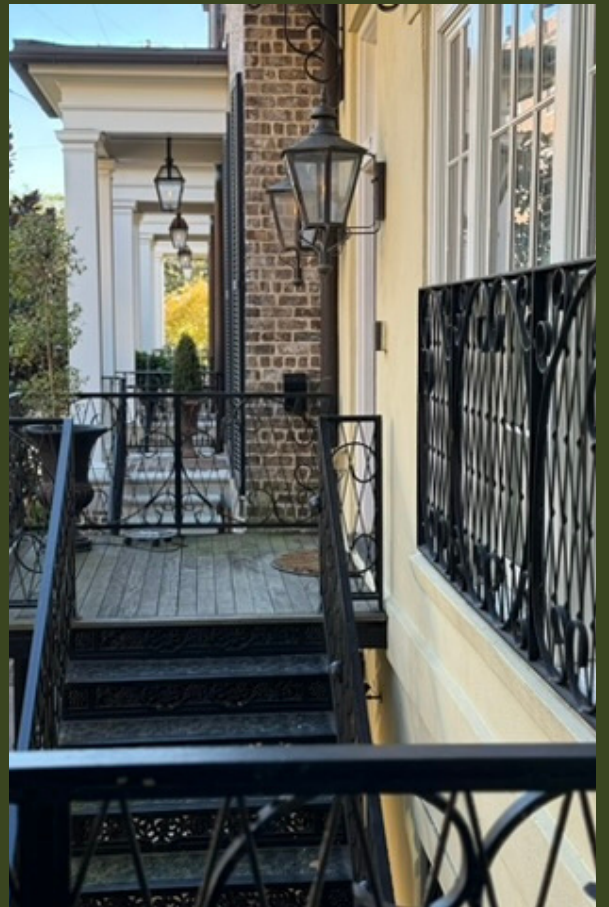
NEARBY HISTORIC TOWNS

BEAUFORT, SC



NEARBY HISTORIC TOWNS

SAVANNAH, GA



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ADDITIONAL INFORMATION
AVAILABLE UPON REQUEST

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