



RACCOON ISLAND ROAD, EDISTO ISLAND

A NATURAL PARADISE AWAITS

the outdoorsman, hunter or family looking for the ideal recreational tract. Stunning private peninsula homesite with expansive 270 degree views! Located between Prospect Hill Plantation and Bailey Island. The property is protected with a conservation easement with The Nature Conservancy. The easement allows the property to be subdivided.



PROPERTY DETAILS

- **206 ACRES**
77 acres of highland
21 acre salt pond with new rice trunk
108 acres of salt marsh
- **TIDAL CREEK AND MARSHFRONT**
Extensive marsh and river frontage with expansive southwesterly views, crabbing, and shrimping
- **HUNTING AND FISHING**
Abundant waterfowl, deer, and turkey
- **DOCK POSSIBLE**
Property allows for small boat/crabbing dock
- **TMS# 080-00-00-001**

OFFERED AT \$1,595,000



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