



Deas Hill Road, McClellanville, 29458, SC

https://homesforsalelistings.net/properties/deas-hill-road/mcclellanville/sc/29458/MLS_ID_26016827



Price - \$425,000

Lot Size DOM

21.3200 115 Days

Features

Lot Features

- 10+ Acres
- High
- US Forestry Service Adjacent
- Wetlands

Description

Discover 21.32 acres of private Lowcountry wilderness in the heart of McClellanville, one of South Carolina's most treasured coastal communities. Surrounded by nature and bordering U.S. Forest Service land along the northern boundary, this expansive tract offers a rare opportunity to create a secluded estate, recreational retreat, hunting property, or private homestead in an area known for its unspoiled beauty, abundant wildlife, and protected landscapes. A recent boundary survey with National Wetlands Inventory overlay indicates approximately 8.69 acres of mapped uplands, providing potential homesite opportunities while preserving the privacy and natural character that make this property so special. Located just minutes from the historic fishing village of McClellanville, residents enjoy a lifestyle deeply connected to the water and outdoors. Launch your boat into nearby Jeremy Creek for access to the Intracoastal Waterway, Cape Romain National Wildlife Refuge, and some of the best fishing, shrimping, crabbing, and boating the South Carolina coast has to offer. Explore the vast Francis Marion National Forest, kayak through winding tidal creeks, or spend the day birdwatching among thousands of acres of protected wetlands and maritime habitat. McClellanville is beloved for its authentic Lowcountry character, rich maritime heritage, and close-knit community. Enjoy fresh local seafood at favorites like T.W. Graham & Co. and the McClellanville Diner, attend the annual Lowcountry Shrimp Festival, or simply embrace the slower pace of life that has made this charming coastal village one of the region's hidden gems. Despite its peaceful setting, the property remains conveniently located approximately 30 minutes from Georgetown, 35 minutes from Mount Pleasant, and under an hour from historic downtown Charleston. Buyers are encouraged to conduct their own due diligence regarding wetlands, permitting, access, utilities, and intended use. Opportunities to own a large acreage tract in McClellanville are increasingly rare. Whether you're seeking a private escape, future homesite, recreational property, or long-term land investment, this property offers the space, privacy, and natural beauty that define the Lowcountry lifestyle.

SEE THIS PROPERTY



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Check On Site



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