

Prudential Premier Island Properties

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PRESENTS:

SAVAGE ISLAND PLANTATION

Beaufort County, South Carolina

Additional Descriptive and Legal Information

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“Exhibit ‘A’, Property Description, Savage Island”

“Grant of Conservation Easement”

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SAVAGE ISLAND PLANTATION

(This article contains excerpts from "The Savannah Real Estate News - News Article "Private Island protected by Nature Conservancy has pristine maritime forest, despite development throughout Low Country area" - 6/27/2007)

The popularity of South Carolina's Low Country has led to an incredible rate of development that has changed the unique look and feel of the place captured in movies and Pat Conroy novels.

There are still several plantations in the Low Country, but they are quickly disappearing to development. Large tracts in Levy, Hardeeville, Sheldon, Yemassee and Beaufort, S.C. have sold for millions of dollars over the last few years and are slated for development.

One exception is a pristine 413 (+/-) acre private island that has remained unspoiled for centuries except for the home and outbuildings on it. Protected by the Nature Conservancy, Savage Island will remain a private nature preserve abundant with deer, quail, ducks, heron, wood stork, ibis and shore birds of every kind. At the center of the island is a 10 (+/-) acre saltwater pond. In addition, the family manages the island as a premier quail hunting preserve in the fall and winter months.

It is a pristine maritime forest with absolutely beautiful pine trees, palmettos and oaks that frame and shade the island. The island is filled with wildlife and surrounded by salt marshes and creeks of the Low Country.

The family has owned and managed several unique properties in the Low Country over the last century including Savage Island and is dedicated to protecting the land. Nothing similar is available, especially given its size, location and remarkably undeveloped state. A private island may be the ultimate luxury, and the opportunity to purchase one is rare. Several years ago a smaller island near Beaufort sold. Other islands in the area have properties for sale, but only several acres – not on this large of a scale.

Savage Island is uniquely located in the epicenter of the internationally renowned islands of Hilton Head and Daufuskie Island, South Carolina along with close proximity to Master-Plan Communities such as Palmetto Bluff (in South Carolina) and Savannah, Georgia - all only minutes away. This pristine island sanctuary is accessible by boat in 5 minutes from a private residence, dock and boat landing on the mainland in Bluffton, South Carolina.

When you arrive by water, you will enjoy the experience of the 10-acre saltwater pond, home to large spot tail bass and flounder, offering an exciting challenge for fly fishermen. The creeks are ideal for all manner of water sports including water skiing, dolphin watching, shrimping, crabbing, oystering, and fishing. With the Gulfstream nearby, spring and summer offer great big game fishing opportunities

for mahi mahi, tuna, marlin and sailfish.

The main home on the island is a spacious 3-bedroom home nestled under majestic live oaks with a spectacular view from every room. The master suite is in its own pavilion and has his and her baths. The great room is surrounded by expansive screened porches for outdoor dining. The third pavilion houses 2 additional bedrooms and a bath.

This "legacy estate" also includes stables, paddock, dog kennels and a caretaker home. This is a rare opportunity to own one of the last private islands on the South Carolina coast where Low Country living remains authentic.

Savage Island is buffered by two barrier islands and has breezes coming in from the ocean. The home can be opened to allow the breezes to flow throughout. The home is tucked under several live oak trees and has water views from almost every room, adding the profound sense of privacy and serenity.

This being one of the last large maritime islands in its natural state is a turn-key sportsman's paradise, offering, hunting, fishing and relaxation. It can be utilized as a family legacy estate, private retreat, or private hunting and fishing lodge for members only.

This special, one-of-a-kind property is exclusively listed by Prudential Premier Island Properties. The Island is shown by appointment only. Please contact Wayne M. McDonald, Owner/Broker at (843) 384-5764, by email at wmm@hargray.com or you may visit his website at www.hiltonheadluxuryproperties.com.

