



Ticton Hall
Jasper County, SC
1, 817 +/- acres
List Price: 19.5 Million



History

Ticton Hall, as it was first known in the early 1800's, was owned by Mr. John Heyward. He was also the owner of nearby Chelsea, Sandy Hill, Rose Hill and Pickpocket Plantations. Mr. Heyward and his wife, Constantia Pritchard, married in 1829 and made Chelsea their home. Ticton Hall has remained in the chain of title of Chelsea Plantation ever since.

In the late 1880s, Mr. John Edwin Fripp purchased Ticton Hall in conjunction with Chelsea and managed the properties as a hunting club. By 1931 the ownership had expanded to encompass more than 20,000 acres and included parts of well-known properties Spring and Callawassee Islands. Many of the members were from northern families with immense fortunes. In 1936, the club came to an end and Chelsea, along with Ticton Hall, was purchased by Marshall Field III, heir to the famed department stores. In 1956, Mr. Field died, but his widow Ruth continued to manage and maintain the properties. Later, she sold an interest in Chelsea, roughly 6000 acres at the time and which included present day Ticton Hall, to publisher Nelson Doubleday Jr. Mr. Marshall Field IV inherited his family's share of the property, as well as his family's love of the land, and he and Mr. Doubleday enjoyed excellent quail hunting and were actively involved in the management of Ticton Hall until it was sold in 2019.

Ticton Hall has changed very little in the time following Mr. Field's acquisition. As you enter the gate, the natural beauty is overwhelming. Mr. Aldo Leopold shared, "the five tools most useful for wildlife management and conservation of wildlife include the axe, fire, plow, gun and cow." Most, if not all, of these applications have been selectively and skillfully implemented at Ticton Hall. Excellent stewardship of past owners and managers has preserved this property, an unusually fine example of the classic quail hunting grounds of the old south.



Description

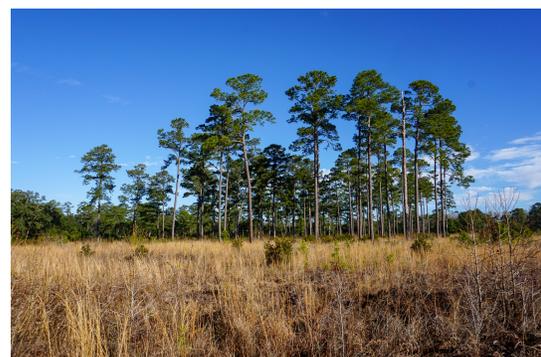
Currently, Ticton Hall offers six well-established quail courses covering 800+ acres of ideal habitat. The courses offer an excellent mixture of cover including bunch grasses, sedges, warm season native grasses as well as forbs and legume food sources. Should the new owner opt to increase the size and number of courses, significant acreage remains with soils compatible for upland game bird habitat. In addition to the excellent quail hunting, there are multiple dove fields and 31 +/- acres of waterfowl impoundments. These impoundments can be planted and flooded annually - they have consistently held ample numbers of wintering waterfowl and add to the diversity of sporting adventures for wing shooters.

The location of Ticton Hall is one of its most notable assets. Though it is easily accessible from Bluffton, Hilton Head or Beaufort, due to its natural surroundings it remains quiet, private and secluded. Other noteworthy landholdings in the area include Good Hope, Bolan Hall, Okeetee Club and Spring Hill.

Euhaw Creek borders Ticton Hall and offers 9000+ feet of deep-water frontage, of which 2500+ feet are considered high, non-marsh frontage. Much of this frontage consists of a bluff overlooking the river or marsh, some of which offers westerly views. A deep water tributary of the Broad River, Euhaw Creek is accessible for most watercraft. Port Royal Sound is nearby as well, and it is a short boat ride to downtown Beaufort or Hilton Head. The bluff along the waterfront will allow for multiple home sites or a family compound complete with private docks. The high bluff with deep water add a beautiful, rare and extremely valuable feature and endless possibilities for enjoyment of Ticton Hall.

In considering the unusual land and water features, well-drained soils and proximity to Bluffton, and the huge projected growth in the area, Ticton Hall may also offer the new owner significant potential tax benefits through the donation of a conservation easement. Easements can be designed to fit the requirements of the property owner, allowing for all current and historical usages, while also providing protection from development and fragmentation.

In addition to the potential easement value, there are several stands of well-stocked mature loblolly pine and hardwood forest. These timberlands have been managed with a sustainable approach that will provide potential current and future revenue streams.



Seller may consider dividing this offering by using Ticton Hall Road as the division line. Ticton Hall East consist of 972+/- acres and Ticton Hall West 845+/- acres.



"Ticton Hall is a rare opportunity to own a piece of the storied South Carolina Lowcountry, a historical property that will offer any discerning buyer almost unlimited outdoor pleasure, investment potential and is a significant opportunity for a conservation buyer." - Todd Crosby, ALC

Property shown by appointment only.
Please contact Todd Crosby for an
appointment.

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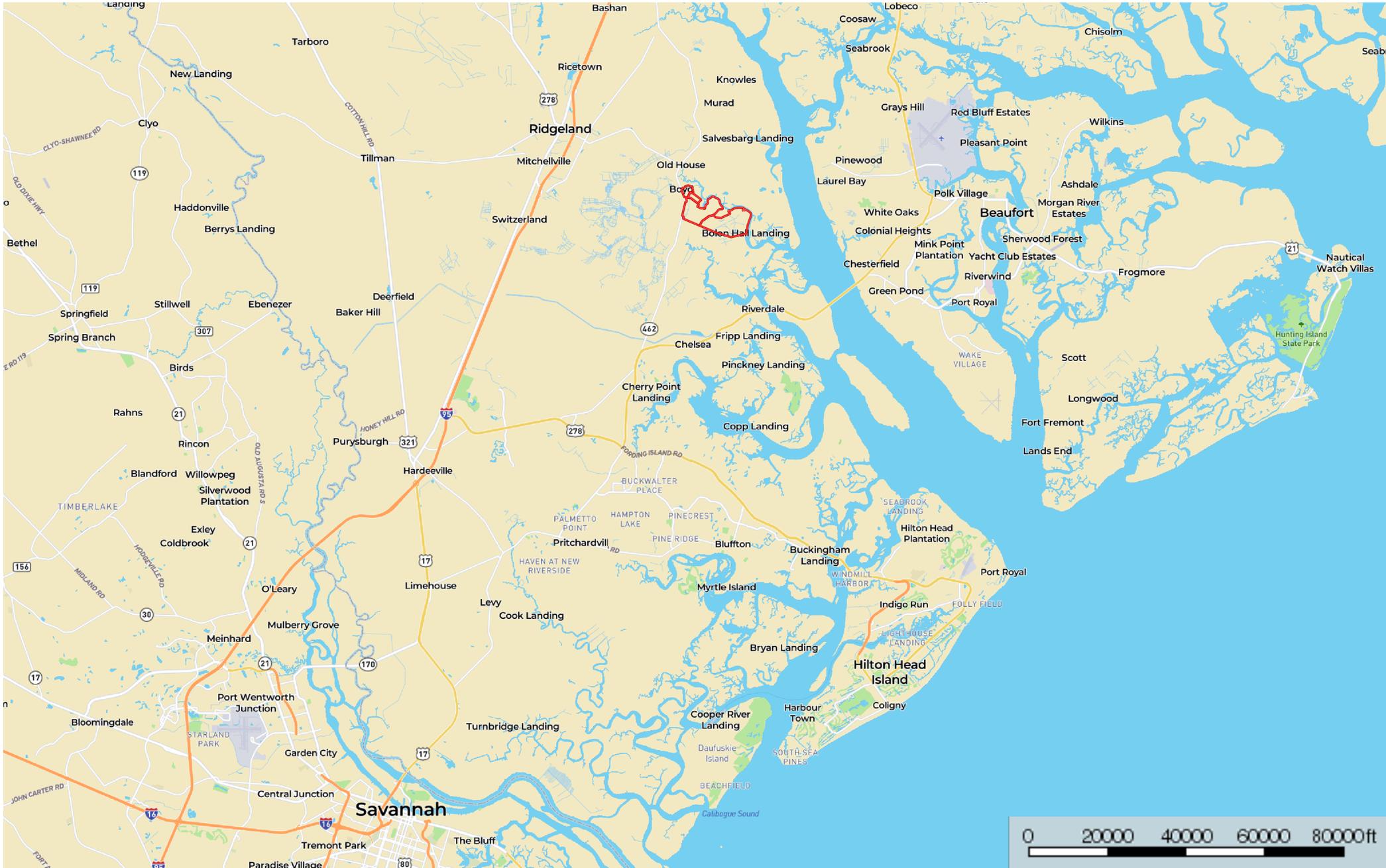


 Boundary

Disclaimer: all information provided is assumed accurate and correct but no assumptions of liability are intended. Neither the seller nor the agent of the seller represent the accuracy of the information provided in this prospectus or email including but not limited to the following: timber values, volumes, acreage discrepancies, timber age or marketability of timber. The seller or agent does not guarantee the condition or square footage of any improvements would constitute or the function of machinery, wells, septic systems or water control devices. This offering is subject to errors and omissions as well as changes including price or withdrawal without notice.

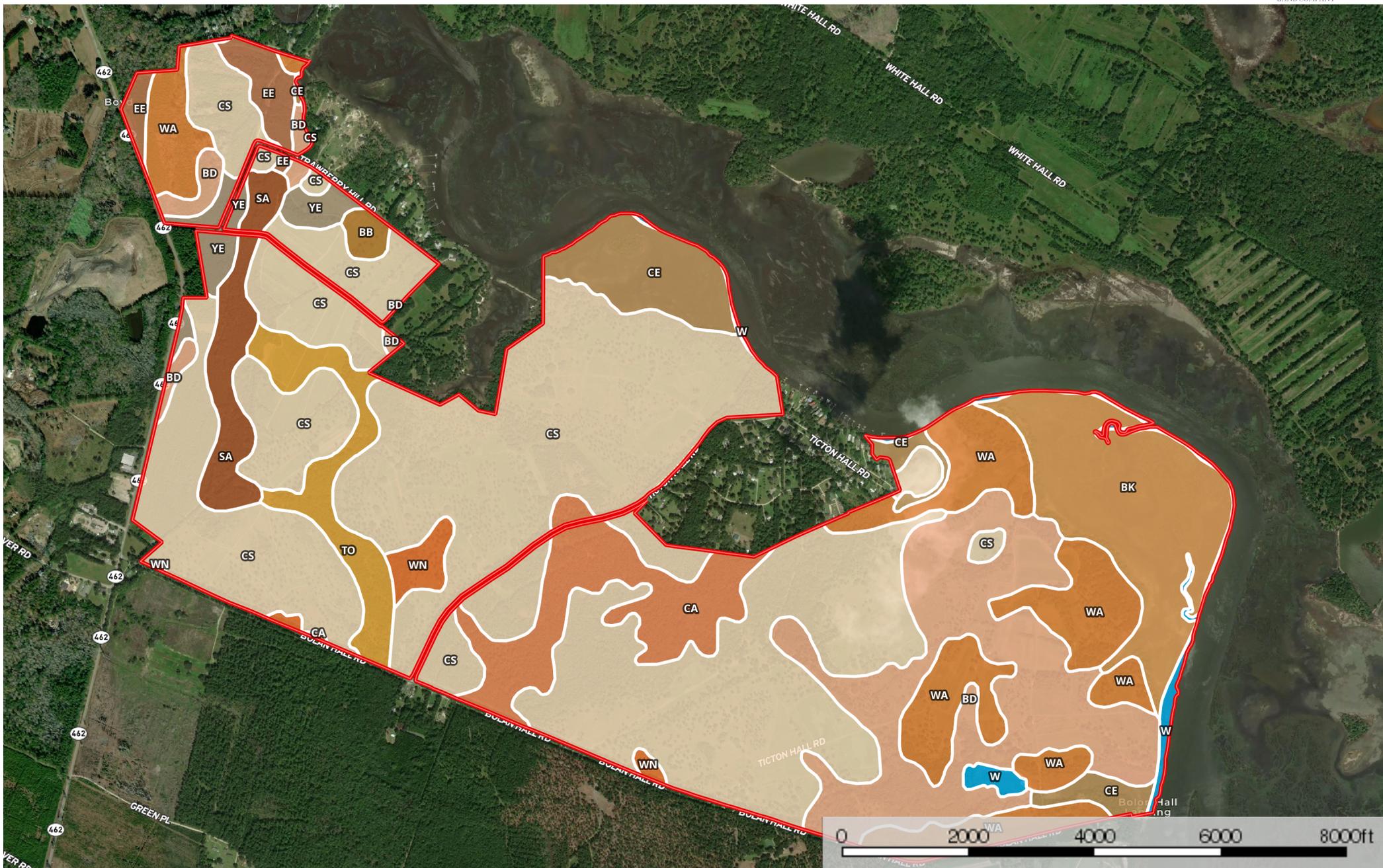
Ticton Hall

South Carolina, AC +/-



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|  All Polygons 1818.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
CE	Capers association	75.0	4.13	8w
Wn	Williman loamy fine sand	17.5	0.96	3w
Cs	Coosaw loamy fine sand	880.0	48.39	3w
To	Tomotley loamy fine sand	56.3	3.1	3w
Sa	Santee fine sandy loam	47.0	2.59	3w
Ye	Yemassee loamy fine sand	27.7	1.52	2w
Bd	Bladen fine sandy loam	233.2	12.82	3w
Ca	Cape Fear loam	95.3	5.24	3w
W	Water	19.2	1.06	-
Bb	Bertie loamy fine sand	7.8	0.43	2w
Ee	Eulonia fine sandy loam	25.1	1.38	2w
Wa	Wahee fine sandy loam	193.6	10.64	2w
BK	Bohicket association	140.7	7.74	8w
TOTALS		1818.6	100%	3.42

|  Boundary 678.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
CE	Capers association	54.1	7.97	8w
Wn	Williman loamy fine sand	14.9	2.19	3w
Cs	Coosaw loamy fine sand	493.8	72.74	3w
To	Tomotley loamy fine sand	56.3	8.3	3w
Sa	Santee fine sandy loam	38.3	5.65	3w
Ye	Yemassee loamy fine sand	10.0	1.47	2w
Bd	Bladen fine sandy loam	5.5	0.8	3w
Ca	Cape Fear loam	4.6	0.68	3w
W	Water	1.3	0.19	-
TOTALS		678.8	100%	3.38

|  Boundary 67.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Bb	Bertie loamy fine sand	7.8	11.59	2w
Cs	Coosaw loamy fine sand	35.6	52.56	3w
Ye	Yemassee loamy fine sand	12.6	18.57	2w

Ee	Eulonia fine sandy loam	0.9	1.36	2w
Sa	Santee fine sandy loam	8.7	12.84	3w
Bd	Bladen fine sandy loam	2.1	3.08	3w
TOTALS		67.7	100%	2.68

|  Boundary 95.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Cs	Coosaw loamy fine sand	27.1	28.28	3w
Ee	Eulonia fine sandy loam	24.2	25.28	2w
Ye	Yemassee loamy fine sand	5.1	5.35	2w
Bd	Bladen fine sandy loam	11.2	11.72	3w
CE	Capers association	0.5	0.57	8w
Wa	Wahee fine sandy loam	27.6	28.79	2w
TOTALS		95.7	100%	2.43

|  Boundary 976.3 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Wa	Wahee fine sandy loam	166.0	17.0	2w
CE	Capers association	20.4	2.09	8w
Cs	Coosaw loamy fine sand	323.5	33.14	3w
W	Water	17.9	1.83	-
Wn	Williman loamy fine sand	2.6	0.27	3w
Bd	Bladen fine sandy loam	214.5	21.97	3w
Ca	Cape Fear loam	90.7	9.29	3w
BK	Bohicket association	140.7	14.41	8w
TOTALS		976.3	100%	3.6

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water