

**Ticton Hall West  
Jasper County, SC  
630 +/- acres**

**List Price: 7,000,000**



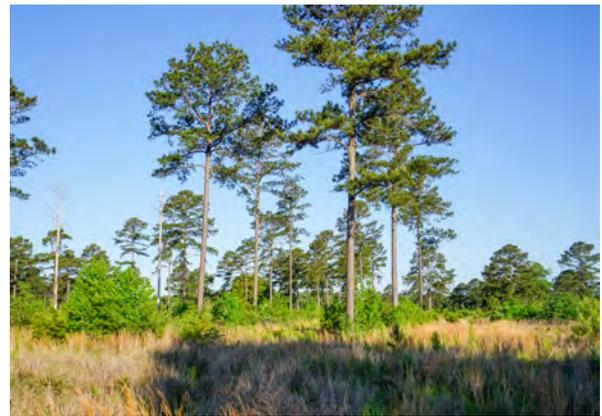
**Description**

Ticton Hall West is one of the most premier properties to be offered to the marketplace in quite some time. Since the mid to late 1800s, this property was part of Chelsea Plantation and has never been offered as a divided parcel. Currently, Ticton Hall West offers well-established quail courses, 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.

The location of Ticton Hall West 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 West and offers 700 +/- feet of high bluff with non-marsh deep water frontage and 2,951 +/- feet of marsh frontage with access to deep water. 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 adds a beautiful, rare, and extremely valuable feature for endless possibilities for the enjoyment of Ticton Hall West. Considering the unusual land and water features, well-drained soils, proximity to Bluffton, and the immense projected growth in the area, Ticton Hall West may also offer the new owner significant potential tax incentives through the donation of a conservation easement.

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 the potential for current and future revenue streams.



### History

Ticton Hall, as it was first known in the early 1800s, 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 6,000 acres at the time, 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.





*"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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