



# Low Country Retreat

Low Country Retreat is a single family development on Lake Hartwell in Oconee County, South Carolina; a 118-acre estate located on Highway 123 between Westminster, SC, and Toccoa, GA.

The owners of the Low Country Retreat development are offering for sale the entire 118 acre property as a private estate or development property. Whether you are a property developer or an individual looking for acreage, this estate property represents a unique purchase opportunity.

This is your chance to own a fabulous Southern Estate rich in history and tradition, perfectly positioned at the mouth of the Tugaloo River's entry into Lake Hartwell's expansive shoreline!

152 Wilkerson Drive  
Westminster, SC 29693  
Office: 864.647.7665  
Fax: 864.647.8018

[www.LowCountryRetreat.com](http://www.LowCountryRetreat.com)

Amenities on the property include:

- Over 1650 feet on Lake Hartwell
- A 118 acre estate, which features ridge lines covered with hardwood forests and open meadows
- A 4500 square foot lodge, fully renovated and furnished, overlooking Lake Hartwell
- 3 barns with 20 roomy box stalls for horses and turnout paddocks
- An indoor riding arena and an outdoor riding arena. The indoor arena is housed in a 59 foot barn with multiple stalls
- An Army Corp dock permit for a community boat dock system (i.e. – one dock or multiple docks); Low Country Retreat owns just over 1,090 feet of boundary line which is considered dockable, which qualifies for a maximum 11,990 square foot community dock system (1,090 feet by 11 square feet = 11,990). The number of docks that may be constructed is dependent on the size of each slip and the width of the walkway on each dock. Assuming a slip depth of 24 ft and a walkway width of 6 feet, the calculated square foot community dock system would provide for at least 30 boat slips. The dock system may not have more slips than lots available for sale.

The property is owned by Low Country Retreat, LLC. Angus Morrison is the managing member of Low Country Retreat, LLC.

You may contact the following to discuss the property:

Mr. Dan Suddeth; 213 Burnt Tanyard Road; West Union, SC 29696; Cell: 864.903.1017; email [dan@keoweetoxaway.com](mailto:dan@keoweetoxaway.com)

## Low Country Retreat

Here the families are neighborly, Lake Hartwell is inviting and the local color holds timeless appeal. A way of life that has largely vanished is still nurtured in an unspoiled countryside with a gentler pace and a genuine welcome. Here, the grand traditions of hospitality and community live on today..

We have acquired 118 acres of the **Col. Benjamin Cleveland Revolutionary War era estate** ideally located between Highway 123 and the shores of Lake Hartwell in northwestern Oconee County, South Carolina. This property features ridge lines covered with extensive hardwood forests, open meadows that have been carefully maintained for decades and over 1,500 feet of shoreline on one of the deepest sections of North Lake Hartwell. Only 90 minutes from North Atlanta and 55 minutes from Greenville, SC, our location offers close proximity to urban areas and college campuses at Clemson and the University of Georgia with the serenity of a Southern retreat.

Lake Hartwell, one of the largest and most popular public recreation lakes in the Southeast, was built by the U.S. Army Corps of Engineers between 1955 and 1963. Each year, millions of people utilize the many public parks, marinas, and campgrounds conveniently located around the lake to pursue a variety of outdoor recreational experiences -making Hartwell one of the most visited lakes in the nation.

Lake Hartwell borders the State of Georgia and South Carolina along the Savannah, Tugaloo, and Seneca Rivers. The lake was created by Hartwell Dam located on the Savannah River seven miles below the point at which the Tugaloo and Seneca Rivers join to form the Savannah. Extending 49 miles up the Tugaloo and 45 miles up the Seneca at normal pool elevation, Hartwell Lake comprises nearly 56,000 acres of water with a shoreline of 962 miles.



## Benjamin Cleveland

Benjamin Cleveland was born on May 26th, 1738 in Bull Run, Prince William County, located in Virginia. He was the son of John Cleveland, a house-joiner, and Martha Coffee. His education was limited and he strongly disliked the constant effort of farm work. In 1761 he married Mary Graves and made a reluctant attempt at farming. The couple had two children.

In the early 1770's he learned about promising land in Kentucky from his neighbor Daniel Boone and in the summer of 1772 Cleveland organized a party to search for it, but they were robbed by a band of Cherokee around Cumberland Gap and returned home due to the lack of supplies. After his return, Cleveland regained his strength, gathered a party of gunmen, and daringly returned to the Cherokee area, moving from village to village to recover his possessions. This event permanently established his reputation as a strong Indian fighter.

In 1776, he became a captain of the Surry militia. He fought against Loyalist forces in the Wake Forest region and in the autumn 1776 he led a company in Rutherford's campaign against the Cherokee in North and South Carolina. During the course of this campaign, militia forces completely destroyed thirty-six Cherokee towns. In 1777 he served at Carter's Fort and the Long Island of Holston, in East Tennessee, and in 1778 became a colonial in the Wilkes County militia.

In June 1780 he helped to drive Loyalists from Ramsour's Mills and then fought at the battle of King's Mountain. This battle was against Major Patrick Ferguson, who was the left wing of the British army's attack on the South. The Revolutionaries won decisively, killing Ferguson, and the battle became the turning point of the war in the South. In 1781, Cleveland was briefly captured by Loyalists but was soon rescued by his friends and brother Bob. Throughout the war Cleveland was merciless to the Loyalists that fought against him.

At the end of the Revolution War, Cleveland gave up his land and in 1785 moved to the western border of South Carolina and became an associate judge in Pendleton County. **Cleveland died in his chair in October 1806 at his estate on the Tugaloo River, in current Oconee County, S.C. A monument was erected on his behalf on July 29th, 1887 at Fort Madison, South Carolina and in 1841 North Carolina named a county after him.**

# *Photo Gallery*



# Lake Hartwell



# Lodge and General Areas



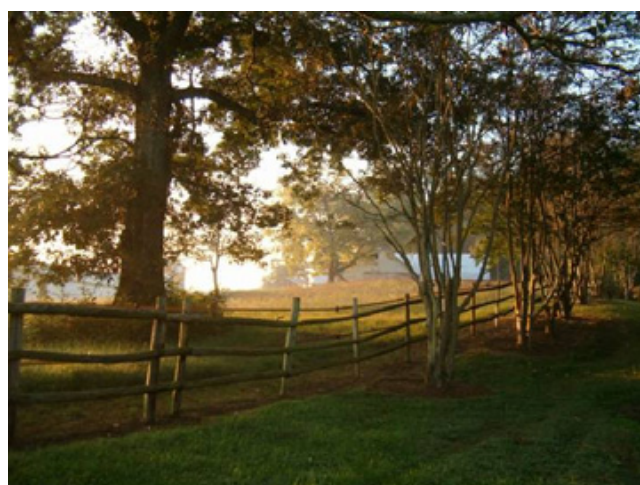
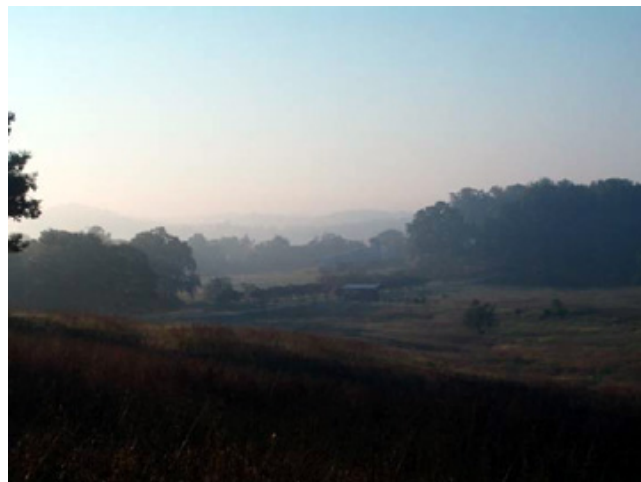
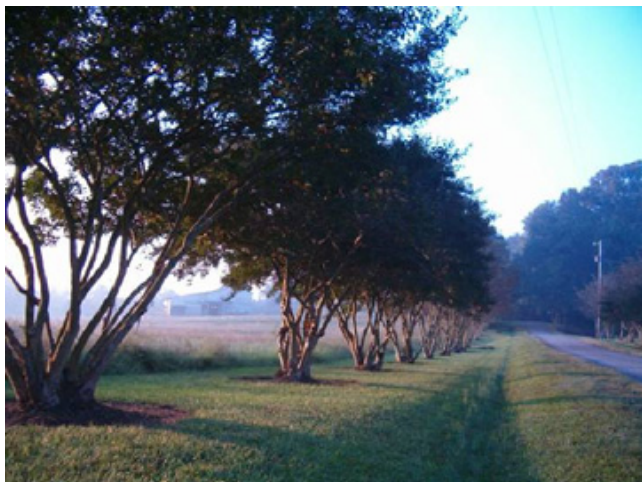


# *Equestrian and Farm* *Facilities*





# Pasture Areas



## **Infrastructure for Low Country Retreat**

The roads have been cut in and the shorewater management grades, contours and detention ponds have been constructed.

The water system has been completed and connected to the City of Westminster water system. Test samples have been approved by the South Carolina Department of Health and Environmental Control, Bureau of Water. There is only one line remaining to be completed and tested. The line is approximately 200 feet long, the pipe has been purchased; the City of Westminster Water Department will complete the installation and testing upon request by Low Country Retreat.

Electricity will be provided by Blue Ridge Electrical Co-op. Upon request by Low Country Retreat, Blue Ridge will complete the installation of electrical boxes for all lots, the Lodge and the barns. During the installation period, the electrical lines will be established “underground”. The cost of the installation will be paid for by Blue Ridge.

Access to telephone is available through AT&T.

Access to cable TV and the internet is available through DirecTV.

## Documents and Permits

Low Country Retreat has obtained the following documents and permits for inspection on the property site:

- Final survey for the property, as to be filed with Oconee County
- Number of boat slips for the community dock system for Low Country Retreat; as discussed with the US Army Corps of Engineers
- Community Dock Association Agreement with the US Army Corps of Engineers
- Oconee County Planning Development approval for the Low Country Retreat development
- Encroachment Permit approval for paving driveway from South Carolina Department of Transportation
- Encroachment Permit approval for waterline connection from South Carolina Department of Transportation
- Wastewater Construction Permit from the Bureau of Water, South Carolina Department of Health and Environmental Control
- Stormwater Pollution Prevention Plan permit for Phase I from the South Carolina Department of Health and Environmental Control
- Stormwater Pollution Prevention Plan permit for Phase II from the South Carolina Department of Health and Environmental Control
- Certificate of Occupancy (“CO”) from Oconee County for the Lodge Renovation Project
- Escrow and Operation Agreement with the South Carolina Department of Health and Environmental Control
- Low Country Retreat, LLC Operating Agreement
- Initial land purchase transaction; original recorded deed
- Erickson land purchase transaction; original recorded deed
- Legal structure for Low Country Retreat, LLC.

## Oconee County and the Upstate State Region

	<u>Oconee County</u>	<u>Upstate Region</u>
Oconee County	Seneca Walhalla Westminster	
Pickens County		Clemson Easley
Anderson County		Anderson
Greenville County		Greenville
Spartanburg County		Spartanburg
Cherokee County		Gaffney

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Population Growth		
% change 2000 - 2006	6.6%	7.4%
Population Estimate – 2006	70,567	1,105,115
Total # of Households		27,283
Households with Individuals under 18		8,609
Households with Individuals 65 and over		7,274
Average Family Size		2.85
Median Household Income – 2005		\$39,251
Housing Counts – 2005		35,585
% change 2000 – 2005		9.9%

### *Median Sales Prices of Existing Single Family Homes (MSA)* 2006

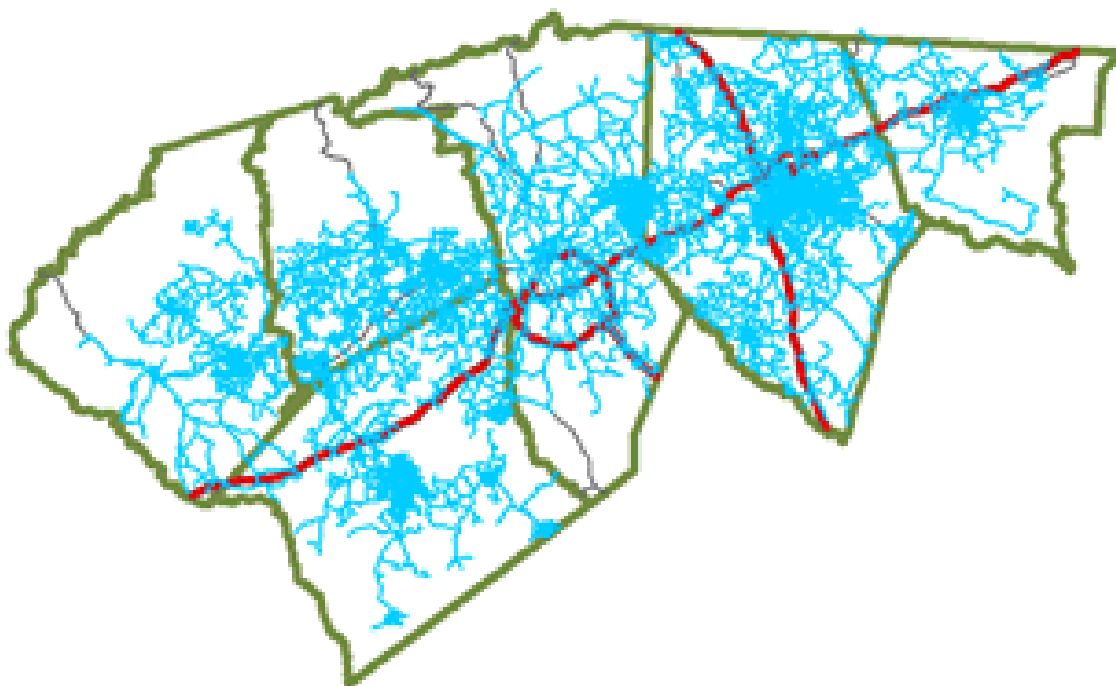
Greenville, SC	\$152,000
Spartanburg, SC	\$126,700
Atlanta – Sandy Springs – Marietta, GA	\$171,800
Birmingham – Hoover, AL	\$165,100
Charleston – North Charleston, SC	\$212,400
Raleigh – Cary, NC	\$213,800
United States	\$221,900

### *Quality of Life – Upstate Region*

Average Monthly Maximum Temperature	70.9°
Average Monthly Minimum Temperature	49.6°
# of 4-Year Colleges/Universities	10
# of 2-Year Colleges	2
# of Technical Colleges	2
# of Public and Semi-private Golf Courses	37
# of Professional Sports Teams	5
Lakes, Rivers and Parks	Numerous

## SC Appalachian Council of Governments

Formed in 1965, the SC Appalachian Council of Governments (ACOG) is a voluntary association of six counties (Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg) and the forty-three municipalities in these six counties. ACOG provides technical support to local governments and other jurisdictions, addressing local problems and assisting in the region's economic growth. ACOG Board of Directors and Advisory Committee meetings serve as forums for the advancement of regional goals through cooperation and broad-based priority setting on projects and issues important to the six-county area. The Council is governed by a 42-member Board of Directors, two-thirds of whom must be elected officials from the region. These representatives set policies, establish priorities for allocation of state and federal funds, and decided what activities the Council will undertake. The Council is funded by county contributions, state and federal funds, and other sources.



## **Additional Resources in South Carolina**

**Oconee County Economic  
Development Commission**  
502 East Main Street  
Walhalla, SC 29691-2028  
864.638.4210  
Director: James Alexander  
[www.oconeesc.com/EconDev](http://www.oconeesc.com/EconDev)

**Oconee County**  
415 S. Pine Street  
Walhalla, SC 29691  
864.638.4244  
Administrator: Dale Surrett  
[www.oconeesc.com](http://www.oconeesc.com)

**Town of Salem**  
5-A Park Avenue  
Salem, SC 29676  
864.944.2819  
Mayor: Thurman Coward, Jr.

**City of Seneca**  
PO Box 4773  
Seneca, SC 29679  
864.885.2721  
Mayor: Dan Alexander  
Administrator: Greg Dietterick  
[www.seneca.sc.us](http://www.seneca.sc.us)

**Walhalla Chamber of Commerce**  
214 East Main Street  
Walhalla, SC 29691  
864.638.2727  
Director: Barbara Justus  
[www.walhallasc.com](http://www.walhallasc.com)

**City of Walhalla**  
PO Box 1099  
Walhalla, SC 29691  
864.638.4343  
Mayor: Lamar Bailes  
Administrator: Nancy Goehle

**City of Westminster**  
PO Box 399  
Westminster, SC 29693  
864.647.3200  
Mayor: Derek Hodgins  
Administrator: David Smith

**Town of West Union**  
PO Box 129  
West Union, SC 29696  
864.638.9978  
Mayor: Sharon Nunnery

**Seneca Area Chamber of Commerce**  
PO Box 855  
Seneca, SC 29679  
864.882.2097  
Director of Administration & Tourism:  
Patrick Lee  
[www.senecachamber.com](http://www.senecachamber.com)

**Westminster Chamber of Commerce**  
PO Box 155  
Westminster, SC 29693  
864.647.5316  
Director: Sandra Powell  
[www.westminstersc.com](http://www.westminstersc.com)

**Upstate Alliance**

Bonaventure II, 124 Verdae Blvd, Suite 202  
Greenville, SC 29607  
864.283.2300  
President & CEO: Hal Johnson  
www.upstatealliance.com

**South Carolina Appalachian  
Council of Governments**

30 Century Circle  
Greenville, SC 29606  
864.242.9733  
www.scacog.org

**SC Association of Counties**

PO Box 8207  
Columbia, SC 29202-8207  
803.252.7255  
Executive Director: Michael B. Cove

**SC Chamber of Commerce**

1201 Main Street  
Suite 1700  
Columbia, SC 29210-3229  
803.799.4601  
President & CEO: S. Hunter Howard, Jr.

**SC Office of Research and Statistical  
Services**

Health & Demographics Section  
1919 Blanding Street  
Columbia, SC 29201  
803.734.3793  
Director: Bobby Bowers

**SC Secretary of State**

PO Box 11350  
Columbia, SC 29211  
803.734.2170  
Secretary of State: Mark Hammond

**U.S. Bureau of the Census**

U.S. Department of Commerce  
Charlotte Regional Office  
901 Center Park Drive, Suite 106  
Charlotte, NC 28217-2935  
704.424.6400  
Regional Director: William Hayne Hatcher

**U.S. Bureau of Labor Statistics**

202.691.5200  
Blldata\_staff@bls.gov

**SC State Housing, Finance &  
Development Authority**

300-C Outlet Pointe Blvd.  
Columbia, SC 29210  
803.896.9001  
Executive Director: Eugene A. Laurent

**SC Department of Revenue**

Columbia Mills Building  
301 Gervais Street  
Columbia, SC 29201  
803.898.5407  
Statistics: Barbara Brown