

CHARLES TOWNE FARMS

CIRCA 1696

PHASE 1



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Welcome to a different way of living. Charles Towne Farms is different...intentionally. Phase 1 includes 16 of the 50 total planned homesites. Most parcels are available with acreage allowing for multi generational homes if desired. Developed on an historic rice farm, CTF has miles of marsh, lakes and hand-made canals, pines and majestic oaks. Each homesite is a blank canvas ready to be tailor-made to your liking. You just need to choose the site that speaks to your heart!

We invite you to come see what Charles Towne Farms has become and will ultimately be. Only a short drive to local convenient shopping and downtown Charleston, but miles away from frenzy, life on the farm will allow for leisurely strolls and time to actually use those rocking chairs on your porch.

Room to breathe



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CHARLES TOWNE FARMS, WITH A HISTORY THAT DATES BACK TO 1697, is a community that has transformed from a historic rice plantation into a serene oasis of conservation and luxury living. Originating from a King's Grant by William and Mary, the property once sprawled over 7.500 acres and flourished as a significant rice plantation until the Civil War. Following the war, the land's use shifted to crops like cotton, indigo and rice.

More than 25 years ago, Southeastern Development acquired 6,000 acres of this historic land and embarked on a visionary development plan focused on creating high-quality, low-density residential communities. In 2005, a commitment to preservation was solidified as over half of these acres were placed under a conservation easement with Ducks Unlimited, alongside neighboring plantations like Middleton and Millbrook. This collaboration established the Ashley River Plantation District, now spanning over 15,000 acres and recognized as one of the largest conservation areas in the Southeastern United States.

Today, Charles Towne Farms emerges from the legacy as a sanctuary of natural beauty and exclusive amenities. The initial phase unveils 16 unique land parcels across 600 acres, featuring rare homesites set amidst breathtaking pastures, serene private ponds, and preserved historic oaks.

RESIDENTS OF CHARLES TOWNE FARMS ENJOY AN ARRAY OF EXCEPTIONAL AMENITIES:



LAKES AND WATERWAYS

Over 100 acres of pristine lakes provide opportunities for superior freshwater fishing and tranquil recreation.



EQUESTRIAN FACILITIES

Boasting Charleston's finest equine amenities, including more than 9 miles of trails through historic hand-dug canals, equestrian stables, and arenas for hunter-jumper and dressage training.



RECREATION TRAILS

Over 50 miles of roads with 30-foot easements provide space for equestrian activities, walking, jogging and other recreational pursuits.



SALTWATER ACCESS

A private boat launch offers access to some of the region's most productive saltwater fisheries.

Charles Towne Farms is a place where history and nature are cherished, offering a lifestyle that is both serene and invigorating. Here, residents are invited to connect with the land's rich heritage while embracing the beauty and tranquility of a community dedicated to conservation and luxury.



HISTORIC CHARLESTON AWAITS

Living near downtown Charleston offers a vibrant tapestry of history, culture and culinary delights. Strolling along the cobblestone streets, one is enveloped in the rich heritage of this charming city where every corner holds a story. Historic sites like the iconic Rainbow Row, the elegant mansions of the Battery, and the cobblestone streets of the French Quarter weave together a narrative of Charleston's storied past. Beyond its historical allure, Charleston is a haven for the arts, epicureans and fashion enthusiasts alike. The Charleston Gaillard Center and numerous local theatres routinely showcase award winning performances. Or perhaps stroll through the art galleries on East Bay and State Streets before enjoying an incredible meal in one of the many Lowcountry fine dining establishments helmed by trend-setting and James Beard award winning chefs. Meanwhile, stylish boutiques and designer shops beckon fashionistas, offering everything from upscale designer wear to locally crafted treasures. Whether taking in the annual Spoleto Festival USA, indulging in a gourmet meal or perusing the latest trends, living near downtown Charleston offers an unparalleled blend of history, arts, culture, culinary delights and style.













LEGEND

1. WALKING TRAILS
2. 4-ACRE LAKE
3. RESIDENCE
4. PASTURE / OPEN FIELDS
5. 1-ACRE POND





PARCEL 1

TWIN LAKES

Twin Lakes is nearly 25 acres of pristine land with established pastures, a 4-acre private lake, and a smaller livestock pond. Situated at the entrance to Charles Towne Farms, Twin Lakes has almost a quarter mile of frontage along Fox Den Road. The land is blessed with grand live oak trees and half a mile of walking trails around the beautiful lake system.

Site Acreage: +/-23.6 Acres

NOTES



LEGEND

1. 1-ACRE POND
2. HOMESITE
3. TRAIL SYSTEM
4. POSSIBLE ORCHARD





PARCEL 2

OAK HAVEN

Oak Haven is one of Charles Towne Farms' most striking homesites. It spans nearly 12 acres adorned with grand live oak trees. This gently sloping land seamlessly connects to our canal-side multi-use trail network. An existing 1-acre pond adds charm while serving as a water source for local wildlife and livestock.

Site Acreage: +/-11.5 Acres

NOTES



LEGEND

1. HOMESITE 1
2. HOMESITE 2
3. 3-ACRE POND
4. WILDLIFE SANCTUARY
5. 9-MILE TRAIL SYSTEM





PARCEL 3

TWIN SISTERS

Adjacent to a decades old pine plantation, Twin Sisters presents a distinct opportunity for two separate estate homes. The first homesite is nestled in a stand of magnificent live oaks with views of a wildlife preserve and connection to the canal-side multiuse trail network. The second homesite overlooks a 3-acre lake and existing equine pastures. 35 acres of hardwood bottom provide diverse habitat for plants and animals. Historic dikes throughout provide walking trails that overlook the land that was long ago ricefields.

Site Acreage: +/- 66.5 Acres

NOTES


GRAND OAKS MANOR
NOBLE OAKS
FOX DEN ROAD
LONG LAKE
TWIN SISTERS FARMS
YOU'RE HERE
LEGEND
1 HOMESITE 1
2 HOMESITE 2
3 FUTURE POND
4 WILDLIFE SANCTUARY
5 QUAIL FIELDS





PARCEL 4

COVEY RISE

Covey Rise is nestled beneath the canopy of a mature pine forest that has been professionally maintained over many decades. The forest embodies the rich heritage of the Lowcountry's flora and fauna and hosts a meticulously tended quail woods. The two future homesites offer unparalleled views into the vibrant wildlife forest. The site also offers flexibility for locating a custom pond that will support existing and future wildlife, as well as serving as a water source for equine and other livestock. 16 acres of wildlife sanctuary provide diverse habitat and walking trails that overlook the land that was long ago ricefields.

Site Acreage: +/- 61.5 Acres

NOTES


RICEFIELD MANOR
RIVERBEND FARMS
NORTH ROAD
FOX DEN ROAD
ARCHING OAKS
COVEY RISE
NOBLE OAKS
YOU'RE HERE
LEGEND
1 HOMESITE 1
2 WILDLIFE SANCTUARY
3 HOMESITE 2
4 PASTURES





PARCEL 5

GRAND OAKS MANOR

Grand Oaks Manor is the quintessential Lowcountry retreat. Embraced by a vast grove of grand live oak trees and encompassing over 12 acres of lush pastures, this property is ideal for a farm or equestrian estate. A tranquil pond secures a continuous water supply for livestock and equestrian pursuits. Grand Oaks boasts two distinctive homesites: homesite one is nestled among spectacular live oak trees and homesite two offers stunning vistas of a diverse wildlife area.

Site Acreage: +/- 47.5 Acres

NOTES



LEGEND

1. HOMESITE 1
2. FUTURE 5-ACRE LAKE
3. HOMESITE 2
4. HISTORIC RICE FIELDS
5. WILDLIFE SANCTUARY





PARCEL 6

CANAL BEND

Canal Bend is a nature lover's dream, offering over 30 acres of preserved woodland and hardwood bottom for wildlife management and observation. The site adjoins the canal corridor multi-use trail network. The planned 5-acre lake will provide the perfect setting for a grand home among the scattered live oaks. A second homesite can be nestled within a wildlife sanctuary, providing diversity throughout the site.

Site Acreage: +/- 62.4 Acres

NOTES


LEGEND
1 HOMESITE
2 PASTURE
3 RESTORED RICE FIELDS / LAKES
DUCK HAVEN PRESERVE
RIVERBEND FARMS
NORTH ROAD
ARCHING OAKS
GRAND OAKS MANOR
YOU'RE HERE





(UNDER CONSTRUCTION)

PARCEL 7

RICE FIELD MANOR

Located in the heart of Charles Towne Farms, this stunning site enjoys the distinction of being one of the first restored historic rice fields in the south. It offers a large cluster of grand live oak trees and access to the canal corridor multi-use trail network. Rice Field Manor offers a private lake that can double as a rice field. Either option provides excellent fishing opportunities and natural habitat for ducks and other wildlife to congregate. The site also presents the opportunity for a second homesite.

Site Acreage: +/- 50.6 Acres

NOTES



LEGEND

1. PASTURE
2. HOMESITE 1
3. HOMESITE 2
4. FUTURE POND





PARCEL 8

DUCK HAVEN PRESERVE

Duck Haven Preserve presents the potential for two homesites. Each exclusive estate is nestled amongst historic live oaks and enjoys the privacy of the surrounding forests. This canalside property hosts historic ricefields that can be converted into a 10-20 acre pond or be restored to operational condition. Canal corridor frontage also allows for access to the multi-use trail network.

Site Acreage: +/- 53 Acres

NOTES



LEGEND

1. HOMESITE 1
2. HOMESITE 2
3. HISTORIC RICE FIELDS & HARDWOOD BOTTOM





PARCEL 9

ARCHING OAKS

Situated along two quiet roads in Charles Towne Farms, Arching Oaks presents a blank canvas for crafting a stunning estate home that offers the potential for two distinct homesites. The land is adorned with live oaks and is gently sloping, allowing for the creation of a unique pond that could be nestled privately or set in an open pasture for livestock and the vibrant wildlife to enjoy.

Site Acreage: +/- 41.2

NOTES


GRAND OAKS MANOR
GRAND OAKS MANOR
COVEY RISE
FOX DEN ROAD
CANAL
LONG LAKE
TWIN SISTERS FARMS
YOU'RE HERE
LEGEND
1 HOMESITE 1
2 4-ACRE LAKE
3 HARDWOOD BOTTOM
4 WOODED TRAILS
5 GRAND LIVE OAKS





PARCEL 10 / **SOLD**

NOBLE OAKS

Noble Oaks is situated in a pine savannah, providing a secluded retreat. The property earns its name from three majestic live oaks at its southern border, creating a natural outdoor space. Positioned on higher ground, the estate homesite offers a picturesque view of the 4-acre lake. Additionally, the location boasts canal frontage, allowing convenient access to the multi-use canal and trail network.

Site Acreage: +/- 46.6

NOTES


NOBLE OAKS
COVEY RISE
FOX DEN ROAD
CANAL SIDE
CANAL
TWIN SISTERS FARMS
1
2
3
4
LEGEND
1 HOMESITE 1
2 2-ACRE POND
3 HISTORIC RICE FIELDS & HARDWOOD BOTTOM
4 STABLES
YOU'RE HERE





PARCEL 11

LONG LAKE

This unique location boasts stunning vistas overlooking the expansive lake and over 2,000 feet of canal frontage with access to the multi-use trail system. It features two separate entrances—one leading to future stable site and another private drive leading to the estate home and gardens.

Site Acreage: +/- 31.7

NOTES


LEGEND
1 HOMESITE 1
2 MIXED HARDWOOD FOREST
3 HOMESITE 2
4 HISTORIC RICE FIELDS
5 40-ACRE LAKE
CANAL
LONG LAKE
FOX DEN ROAD
TWIN SISTERS FARMS
OAK HAVEN
WATERFRONT FARM
YOU'RE HERE





PARCEL 12

CANAL SIDE

Canal Side presents two distinct estate homesites. The first sits in secluded farm fields and borders over 2,000 feet of canal. The second homesite boasts the longest views across the 40-Acre lake and features several remarkable historic live oaks, enriching its already stunning beauty. Both homesites will enjoy access to the multi-use trail network.

Site Acreage: +/- 40.1

NOTES


LONG LAKE
CANAL SIDE
FOX DEN ROAD
OAK HAVEN
TWIN LAKES FARM
WATERSIDE
1
2
3
4
LEGEND
1 HOMESITE 1
2 HOMESITE 2
3 40-ACRE LAKE
4 PASTURE LANDS
YOU'RE HERE





PARCEL 13

WATERFRONT FARMS

Waterfront Farms presents homesites along the picturesque 40-Acre Lake and some of the region's most stunning pasture lands. The estate by the lake spans 1,400 feet of waterfront and features a natural creek that runs through the property. The rest of the land is adorned with substantial tree cover, including many historic live oaks.

Site Acreage: +/- 41.0

NOTES


LEGEND
1 HOMESITE 1
2 ABANDONED WETLAND MITIGATION AREA
3 HOMESITE 2
4 40-ACRE LAKE
CANAL SIDE
WATERFRONT FARMS
OAK HAVEN
OVERLOOK GARDENS
FOX DEN ROAD
TWIN LAKES FARM
COUNTY LINE ROAD
YOU'RE HERE





LOOKING ACROSS TO PARCEL 14

PARCEL 14

WATERSIDE

This property boasts unique topography, offering two distinct homesites. The first overlooks the expansive 40-Acre Lake, with 1,400 feet of shoreline and an abandoned wetlands mitigation area that has diverse development potential. The rest of the property is a pristine woodland, ripe for establishing new pastures or maintaining a natural forested area. Along the southern edge, there are distinctive mounds and topographic elements, adding a picturesque feature to the property.

Site Acreage: +/- 40.0

NOTES


THE GRAND
PENINSULA
WATERSIDE
COUNTY LINE ROAD
LEGEND
1 HOMESITE 1
2 ORCHARD / NURSERY
3 40-ACRE LAKE
YOU'RE HERE





LOOKING ACROSS TO PARCEL 15

PARCEL 15

OVERLOOK GARDENS

This distinctive estate offers an extensive waterfront stretching over 1,200 feet along the shore. With southern exposure along the entire shoreline, this site is perfect for any sun loving garden. Adjacent to County Line Road, there's a 200-foot buffer area. Overlook Gardens also boasts the longest views across the 40-Acre Lake, spanning more than 2,000 feet.

Site Acreage: +/- 12.2

NOTES


LEGEND
1 HOMESITE
2 MIXED HARDWOOD CANOPY
3 40-ACRE LAKE
WATERFRONT FARMS
WATERSIDE
OVERLOOK GARDENS
COUNTY LINE ROAD
YOU'RE HERE





VIEW FROM PARCEL 16 PENINSULA

PARCEL 16

GRAND PENINSULA

The Grand Peninsula presents an exceptional development opportunity within Charles Towne Farms. Positioned uniquely, the peninsula boasts 270° lake views, flaunting over 2,100 feet of shoreline. Additionally, the west section of the property offers a picturesque creek and showcases a mixed hardwood forest.

Site Acreage: +/- 17.3

NOTES















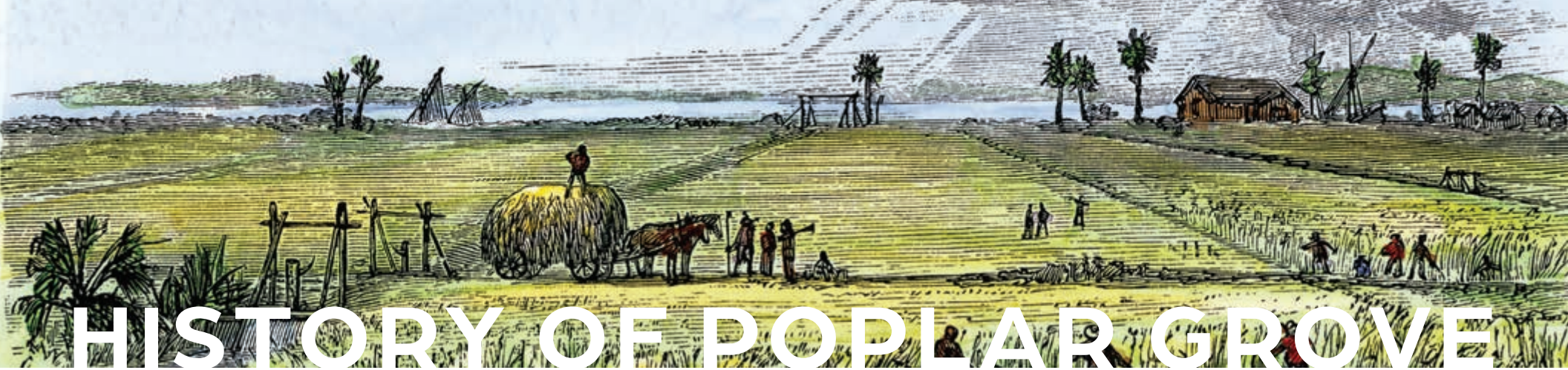


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HISTORY OF POPLAR GROVE

Charles Towne Farms enjoys a rich history extending back more than 300 years. Following the receipt of a kings grant from William and Mary on April 24, 1696, Thomas Elliott acquired "all the land around the Western Edge of Rantowles Creek." For almost 200 years prior to the civil war, Mr. Elliott and his heirs including his brother William continued to acquire adjacent lands ultimately totaling 7,500 acres.

In 1703 Thomas Elliott made the first of several future acquisition with the purchase of the adjoining "Winners" plantation. This settlement became highly recognized as strategically located along the last major branch of the Stono River. The location provided an opportunity to take advantage of existing transportation routes from Savannah and surrounding cities to the Charleston Peninsula.

Charles Towne Farms occupies more than 3,100 acres of the original historic Poplar Grove Plantation. At the time of his death in 1760, Thomas Elliott left a substantial estate of more than $200,000 pounds. Historical court records indicate that Poplar Grove served as a county seat for West Ashley lands. Like most planters and their families, and the Elliot family spent winter months at Poplar Grove but moved to their home at 48 Meeting Street on the Charleston peninsula during the summer so as to escape the routine outbreak of malaria. The downtown Elliott house is now widely recognized as a "significant" Historic structure.

Artifacts discovered during various archaeological investigations of the land support that the original settlement was consistently occupied by Europeans until it was ultimately purchased by the West Virginia Paper Company in the 1940's. Efforts to repair and restore the ruins of the original structures and the vast rice fields that remain today are now underway. The various trunks and flood gates controlling irrigation of the rice fields have long since disappeared but will hopefully receive required permits for their restoration in the near future.

Artifacts discovered during the Archaeological studies confirms that Poplar Grove enjoyed some level of prosperity. Fragments of ceramic around each of the plantation homes were Delft and Chinese porcelain, an indication of affluence which was substantiated by census records. Archival research and archaeological testing indicated that most of the construction of the plantation homes occurred around 1740. This correlates to the emergence of Georgian architecture which was the style most likely employed. The primary home was brick using an English bond pattern with alternating rows of headers and structures. The walls were 21 inches thick consisting of 4 bricks laid side to side. Remnants demonstrate that the interior walls were plasters and were also four bricks thick. The very large foundation of the primary residence depicts that a large two-story home having large piers indicates that they likely supported "substantial" columns.

Throughout the 1700's, the land produced valuable rice harvest. Later production expanded to other crops such as cotton, indigo, and normal farming produce. Historic Evidence show that is likely that the home was destroyed during the civil war. Around 1887 the land was sold to William Bradley of Massachusetts who operated a phosphate mining operation on adjacent Middleton Plantation just across the northern boundary of Rantowles Creek. No mining occurred on Poplar Grove lands. In 1933 the land was sold to the West Virginia Paper Company (now Mead Westvaco) and has operated as a timber farm for the past 80 years. The current owner has groomed the lands for almost 20 years and was the catalyst for the 15,000 acres that is now known as the Ashley River Platation District.

Notwithstanding its interesting past, today Charles Towne Farms remains in its natural state much as it was the late of 1600's. Extensive marsh grassland flourish in the historic rice fields. Stately oaks, cypress and pines cover most of the property but remainder roses, trace back to the original Elliott family when descendant Robert Rowand gave the massive lands its moniker… Poplar Grove.



CHARLES TOWNE
CIRCA FARMS 1696

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