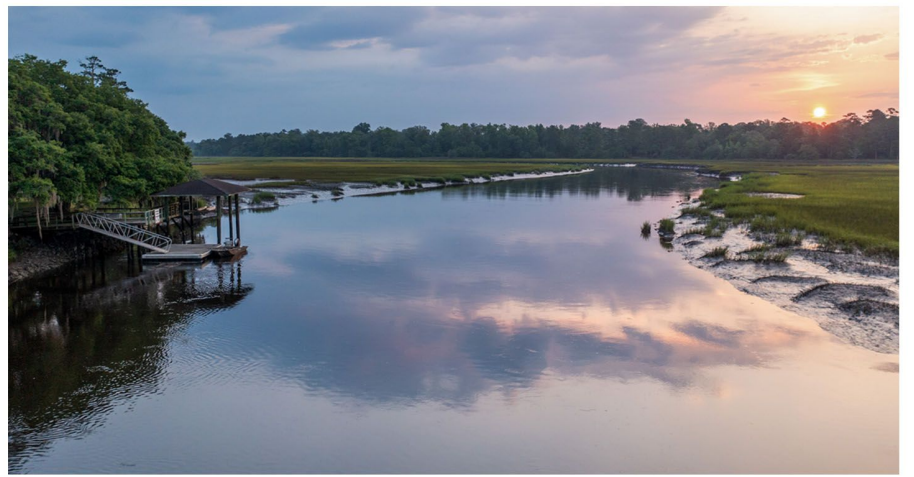




GREGORIE NECK
EST. 1798

One of the last great places
on the Eastern Seaboard



A Once-in-a-Lifetime Opportunity

Rarely does a plantation property possess so many superlatives. And rarely is it turnkey. Such is the case at Gregorie Neck, situated on its own 4,400-acre peninsula (the “neck”) bordered by the Coosawhatchie and Tulifinny rivers of coastal South Carolina. Located just an hour north of Savannah, the incomparable Gregorie Neck is one of the last great places on the Eastern Seaboard.

With eight miles of waterfront and marshfront, extensive old growth forest, fishing ponds and impoundments, a deepwater dock on the Tulifinny, impeccable gardens and grounds, and a stately brick mansion built with maximum exposure to a sweeping river vista, Gregorie Neck is the premiere Lowcountry estate – the perfect recreational retreat for family and friends, combining undisturbed tranquility with easy access by plane or car.

Designed in the early 1930s by architect Willis Irvin, the meticulously renovated main house stands on a high bluff of ancient live oaks and panoramic views. It boasts a grand entrance portico on the landward side and a spacious sunroom spanning the river side. Each bedroom and gathering space is oriented to the water and prevailing breeze. Across the Tulifinny, the distant view of wooded shoreline is safeguarded forever by a conservation easement.



Downriver within sight of the main house, the current owners have built a beautifully appointed game house – complete with full kitchen, gun room and library. Its great room features a vaulted ceiling handcrafted from giant beams. At the center rises a towering stone fireplace, open on both sides, creating a dramatic venue for riverside entertaining. Upriver lie two attractive caretaker houses, just beyond the serpentine garden walls.

More recent improvements include an impressive 16-vehicle climate-controlled garage across from an eight-stable horse barn with 15 acres of three-board fenced pasture.

AVAILABLE FOR SALE \$39,500,000



MAIN HOUSE CIRCA 1930
6 BEDROOMS, 6 FULL & 2 HALF BATHROOMS



GAME HOUSE
KITCHEN, LIBRARY & HALF BATH



MANAGER'S HOUSE - RIVERFRONT



WOODMASTER'S HOUSE



DOG KENNELS



35± ACRES OF COW PASTURE



8-STALL HORSE STABLE WITH OFFICE & TWO HALF BATHROOMS
CONNECTED TO 15 ACRES OF FENCED PASTURE

A Recreational & Sporting Paradise

Gregorie Neck's platform for recreation and sporting activities is legendary. Multiple members of the same families have cared for the plantation for generations, managing the mature hardwood and pine forests for optimal quail, turkey and deer habitat.

Ample fields and pastures yield abundant dove populations. They also support a herd of 20 Hereford beef cattle, a large vegetable garden and a modern chicken coop which produces two to three dozen fresh eggs weekly. A shooting range for sporting clays lies a safe distance away. All livestock and farm equipment convey.

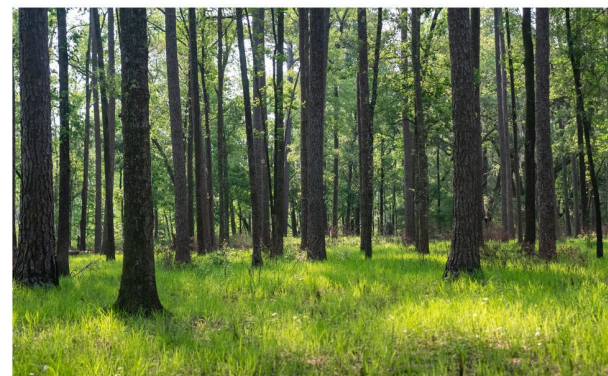
A short walk from the main house is a magnificent pond, stocked each year with bass and bluegill, awaiting the avid fisherman. Dikes and flood gates are kept in good working condition. Whether or not one hooks a fish, views of the river from this special spot are always spectacular.

A sporting favorite on the cusp of being reinvigorated at Gregorie Neck bears mentioning – that of waterfowl hunting. 90± acres of tidal impoundments and 30 acres of old shrimp ponds currently exist, supporting myriad duck species each winter. With the infrastructure and electrical power already in place, duck numbers could be magnified substantially with enhanced management and minimal investment.

Another distinguishing feature of the plantation is its deepwater access to the vast, pristine estuary formed by the convergence of the Coosawhatchie, Tulifinny and Pocotaligo rivers. Surrounded by permanently protected lands, these waters provide some of the cleanest, richest aquatic habitat on the East Coast – home to countless species of fish, shellfish and waterfowl, as well as long-legged wading birds such as the roseate spoonbill, wood stork and great egret.

All told, Gregorie Neck affords limitless possibilities for exploring the wild waterways of two nationally recognized conservation jewels: the ACE (Ashepoo-Combahee-Edisto) Basin and SOLO (Southern Lowcountry) Basin, comprising some 500,000 acres of preserved lands.

Gregorie Neck could be a prime candidate for a conservation easement. This opportunity could provide significant federal income tax deductions and state tax incentives. All traditional uses would still be allowed, and the owner would retain flexibility for future subdivision and improvement of the property.





Historical Summary

The peninsula of Gregorie Neck has long been a valuable and strategic landmark. Its deepwater access at the confluence of the Coosawhatchie and Tulifinny rivers provided early settlers with unparalleled ease of navigation. Safely situated some 20 miles inland of the Atlantic, Gregorie Neck also afforded protection from pirates and storms. Moreover, its extensive uplands harbored some of the finest sawtimber in the Lowcountry.

Records for the property indicate a 1736 land grant to Samuel Prioleau, with the name of Graeme's Neck showing up on a 1787 surveyor's map, later followed by the name of DeVeaux's Neck. According to author William Baldwin, Alexander Gregorie renamed the peninsula after purchasing the plantation from a Mrs. DeVeaux in 1798. In his book *Lowcountry Plantations Today*, Baldwin recounts how Gregorie divided the land between three of his children. The houses they eventually built at Gregorie Neck were all burned – part of the “scorched earth” campaign employed by Sherman on his march to the sea.

A century earlier, Revolutionary War General Francis Marion (the “Swamp Fox”) and his men encamped near the Tulifinny River on several occasions in their quest to defeat the British. During the Civil War, Gregorie Neck gained new strategic importance due to its proximity to the Charleston-Savannah Railroad. Disrupting this vital Confederate supply line was the Union objective that launched **the Battle of Tulifinny**.

In December of 1864, U.S. Navy and Marine Corps boats steamed up the Tulifinny and deposited 5,000 troops at Gregorie Neck. Their mission was to move inland and destroy the railroad trestle that crossed the river. Outnumbered five to one, Confederate forces – including the entire Corps of Cadets from the S.C. Military Academy (now The Citadel) – repelled the federals and saved the railroad. The victory was short-lived, however, as Charleston fell to the Union soon afterwards.

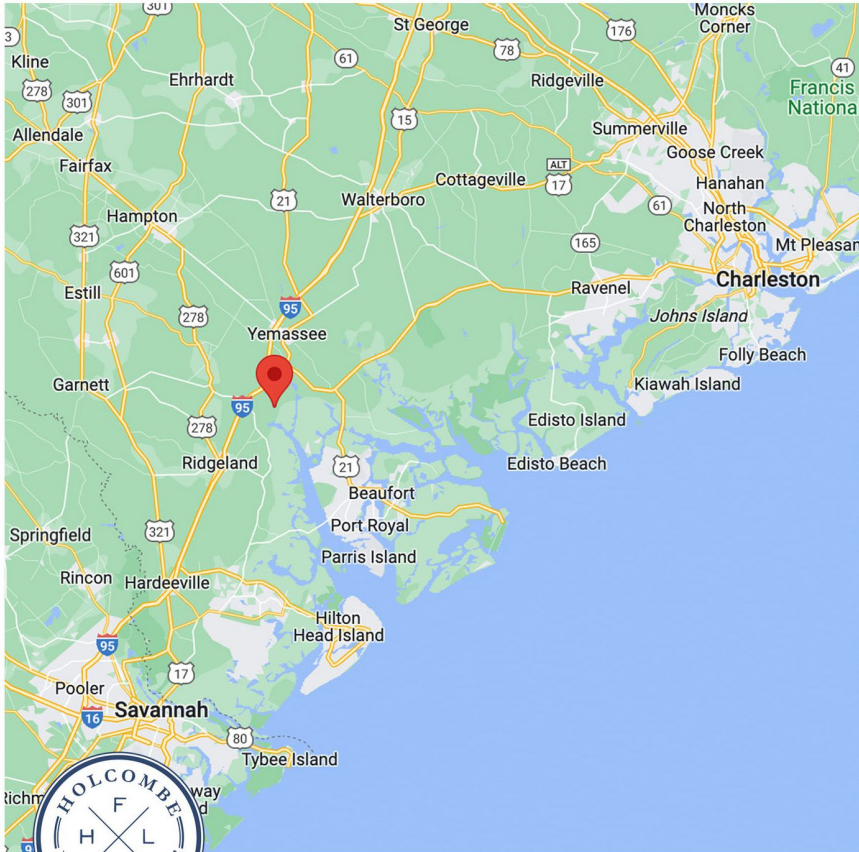
Fast forward to 1927, when New York financier Bayard Dominick bought Gregorie Neck from the Garbades, a local Jasper County family. Dominick subsequently hired Henry Garbade to supervise the plantation and architect Willis Irvin to design the house, constantly improving the property and adding to its acreage.

After Dominick's death, his widow, Alice, continued to make Gregorie Neck her winter home until 1950, when the plantation was sold to Katheryn and Charles Honeywell. Three years later, the property was acquired by J. Spencer Janney – vice president of Proctor & Gamble – and his wife, Elizabeth. The Janney family retained ownership until 1992, when they sold Gregorie Neck to its current owners, Alice and Robert Jepson. Over the decades, the Jepsons have been superb stewards of Gregorie Neck and generous supporters of their hometown of Savannah.

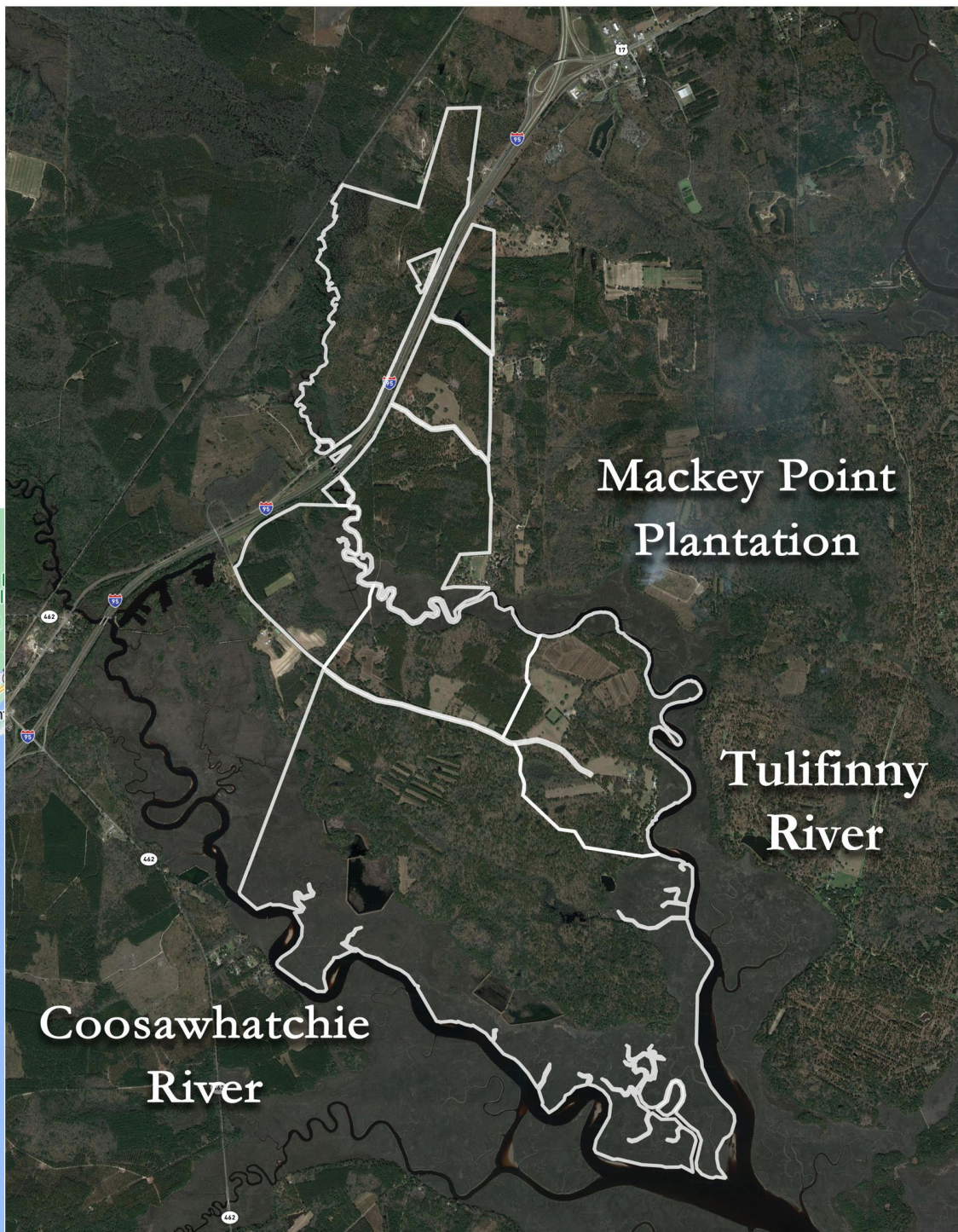
Location & Boundary Lines

1415 Gregorie Neck Road, Yemassee, SC
4,409.3 Acres Deeded

33 Miles to the Lowcountry Regional Airport
34 Miles to Bluffton/Palmetto Bluff
43 Miles to Savannah, GA
68 Miles to Charleston, SC



LISTED BY HOLCOMBE, FAIR & LANE
CHARLES G. LANE & HUGER SINKLER II



Mackey Point
Plantation

Tulifinny
River

Coosawhatchie
River

843.722.2642

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