

DOVER

- Georgetown, South Carolina -

Lowcountry recreational property with deep water access on Winyah Bay!



**THE
WINGS
GROUP**



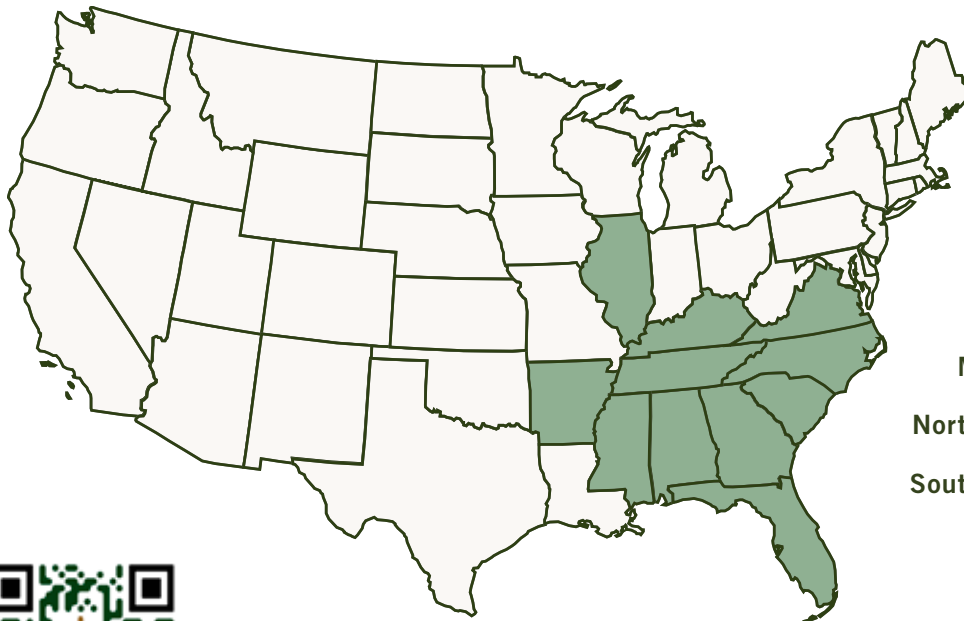
THE WINGS GROUP

There is always something that sets great companies apart from good companies. It's understanding that what you're selling - in our case, land - is more than just a product. It's greater than the sum of its parts. It's an experience, a lifestyle, a place for making memories.

In a world where relationships have gone digital, our clients will tell you that we are accessible and authentic. We know that the natural world that surrounds us is something to be revered and taken care of. If there is one achievement we're most proud of as a company, it's pairing land with people who desire to leave a legacy of good stewardship.

*From recreational properties in the foothills of the Appalachians and wild quail plantations in Georgia, to agricultural farms, cattle ranches, timberlands, waterfowl flyways, and tidewater preserves, the southeast is an exciting and diverse landscape to represent. Our ability to create personal relationships is at the heart of what drives our success and is what fuels our passion for doing what we love - **connecting people with these great lands.***

THE WINGS GROUP HOLDS LICENSES IN



- Alabama
- Arkansas
- Florida
- Georgia
- Illinois
- Kentucky
- Mississippi
- North Carolina
- South Carolina
- Tennessee
- Virginia



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about The Wings Group*

**PROVIDING THE SOUTHEAST'S RURAL REAL ESTATE
MARKET WITH THE REPRESENTATION IT DESERVES**



DOVER

GEORGETOWN, SOUTH CAROLINA

\$14,750,000 | 957± ACRES



LISTING AGENT: ELLIOTT DAVENPORT, JR.

THE WINGS GROUP, LLC
1428 WILLIAM ST., SUITE C-2
CHATTANOOGA, TENNESSEE 37408

M: 423.364.2092

ELLIOTT@WINGSGROUPLLC.COM

EXECUTIVE SUMMARY

Dover is a historic 957± acre family recreational property in Georgetown, South Carolina, with 1.25± miles of frontage on Winyah Bay. Distinguished by its deep-water access with a brand new dock, the property provides truly rare and unique opportunities for a landowner to engage in the Lowcountry's most premier outdoor recreational pursuits. Other exceptional and historic neighbors include Estherville, Springsteen, Rochelle, Annandale, and Kinloch.

Just eight-miles by boat to the Atlantic, the access to coastal recreational opportunities that Dover's location provides is exceptional. Georgetown is seven miles from the gate and the history and culture that abounds in Charleston is just an hour's drive away with many other amenities nearby in the surrounding area. Georgetown County Airport (GGE) is eight minutes from Dover with a 6,000-foot asphalt runway and full-service fixed base operations.

The intrinsic and historic value of the property and structures cannot be overstated. The main house was built in 1810 and has been meticulously restored and maintained. Grand live oaks surround the house and lawn until it gently eases into marsh grasses leading into the bay. Additionally, there are four guest houses, an owner's office and gym, theater, game room, stables, and other supporting buildings.

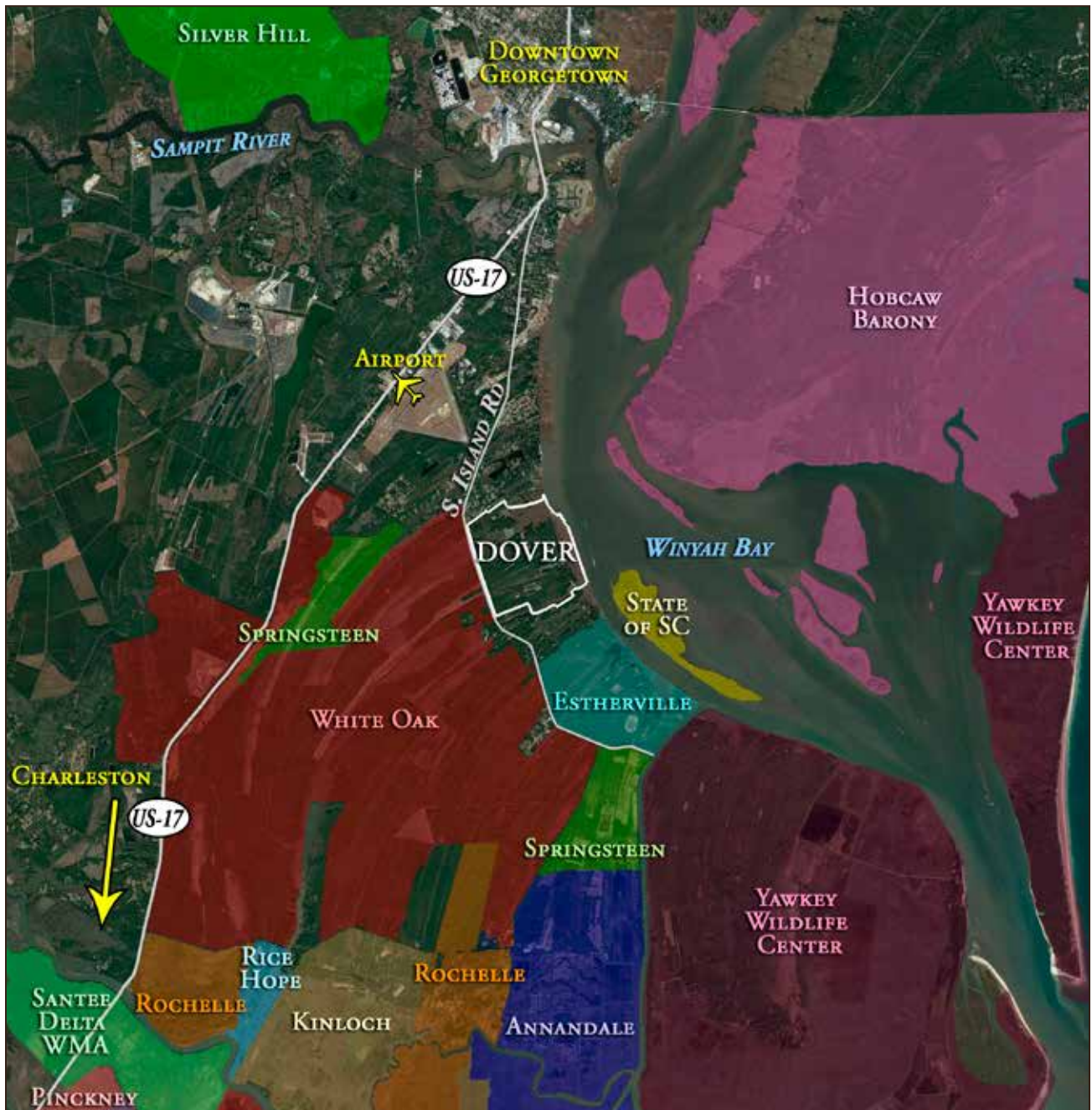
From an ecological perspective, Dover is in the Winyah Bay Focus Area, which is the third largest estuarine drainage area on the east coast. The 525,000 acres in the lower drainage of the four main rivers make this an important wildlife region particularly for migrating and wintering waterfowl. Dover has a diverse and mature landscape of meandering cypress swamps, gorgeous hardwood forests, towering piney woods, open fields, and wildlife food plots scattered throughout.



LOCATION

Dover is located on the Winyah Bay and Intracoastal Waterway and among some of the finest preserved former rice plantations of coastal South Carolina, such as Estherville, Springsteen, Rochelle, Annandale, and Kinloch.

From the gate, you're only ten to forty-five minutes from the thriving communities of Georgetown, DeBordieu, Pawley's Island, Litchfield, and Mount Pleasant; and barely an hour to the center of Charleston. All of these are vibrant communities that offer great restaurants, amenities, quality hospitals, and plenty of engagement. With a 6,005-foot runway, Georgetown County Airport is an eight-mile drive from the front gate. Both Charleston International Airport and Myrtle Beach International Airport are approximately one hour from the property.



Georgetown: Located between Charleston and Myrtle Beach, the historic seaport of Georgetown is South Carolina's third oldest city and has been an official port of entry since the 1730s. It's a charming town with wide, heavily canopied streets and over fifty sites on the National Historic Register in Georgetown's Historic District. Many museums, galleries, restaurants, and shops occupy the old buildings. It's a great launching spot for ecotourism and fishing charters.

Georgetown is also on Winyah Bay, well-known for its unspoiled coastlines and natural beauty. The lands on the rivers of Georgetown County have historically been some of the most coveted lands in the state.



Charleston: Founded in 1670, Charleston is South Carolina's oldest city and a charming waterfront destination with a rich history and culture. A National Historic Landmark itself, Charleston has over 2,800 historic buildings featuring well-preserved architecture, cobblestone streets, and beautiful gardens and courtyards. Charleston is recognized for its tremendous beauty, exceptional dining, world-class shopping, and unspoiled nearby beaches. It has been named the Number 1 City in the United States by Travel + Leisure for the tenth year in a row.



THE LAND, WILDLIFE & RECREATION

The importance of place is sometimes overstated. However, Dover's specific waypoint on South Island Road and Georgetown's Winyah Bay cannot be emphasized enough. Dover's gate is an easy drive to and from Charleston, Mount Pleasant, Georgetown, Pawley's Island, and Litchfield. The dock, sitting on Winyah Bay's bank of the Intracoastal Waterway, is well situated between river and ocean. Yet, inside the gate, Dover is a quiet world apart from any of the car or boat activity. Perhaps the phrasing could be modified to "the peace of place," or, the "productivity of place," as there are few recreational estates on the East Coast so simultaneously convenient, prolific, and serene.







Relative to the South Carolina coastal plain, the adventurous possibilities on Dover's 957± acres are boundless, and even though it's set up for exceptional ducks, deer, turkeys, dove, and clays, it's hard to overlook water proximity as the outstanding feature. Waterfront meals in Georgetown, miles of wild brackish rivers, and unscathed barrier island beaches are all very easy boat rides from the property. With a dock deep enough to moor a large sportfishing boat, and a front yard that's eight miles from a navigable ocean inlet, it's easy to imagine stepping on a big diesel or outboard and running through the Winyah Bay jetties in minutes.





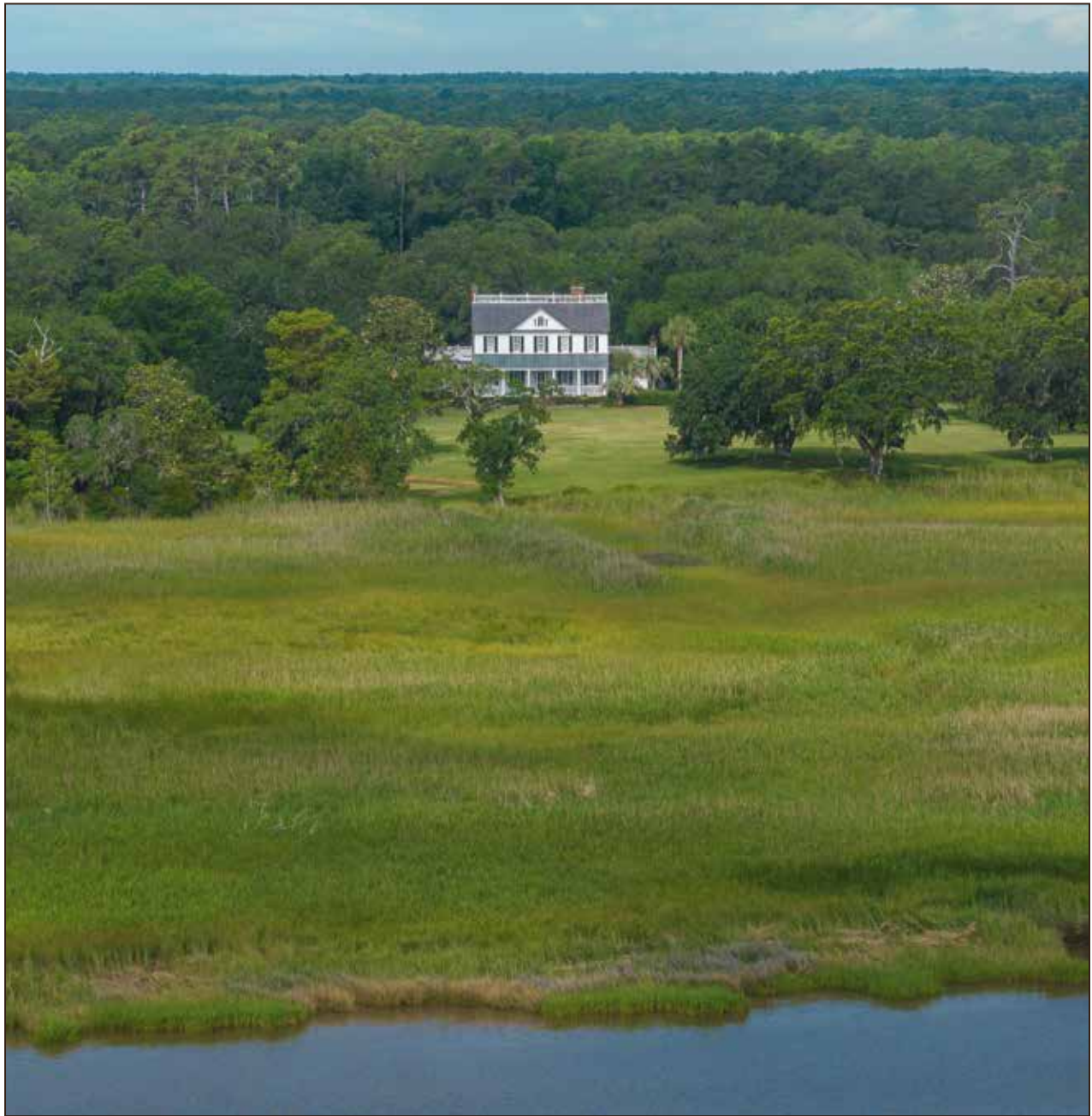
In Scotland, the ultimate sporting achievement is to harvest in one day a stag, a salmon, and a brace of grouse. The Macnab, as it's known, could be converted to any number of Lowcountry combo "slams" at Dover. In late April, an early turkey hunt could lead into a midday run to a jetty sheepshead and lunch on a driftwood beach. A late May gulf stream morning of mahis, tunas, and wahoo could lead into an afternoon family boat ride up the timeless Black and PeeDee Rivers to see other historic properties. On the right midsummer day, Georgetown's tarpon fishery could compete with any on the east coast. Think grouper, green-winged teal, and whitetails in November. Doves, blue crabs, and fall spot-tails in September. How about oysters, wood ducks, speckled trout, and quail in January? It keeps going!

As outdoorsmen, we are often bouncing between the wild and the managed elements. Dover offers some unique choices of both. For example, while its controlled, planted duck impoundments provide walk-in access for woodies and teal, a quick run from the dock in a boat-blind rig on the right winter day might lead to an epic bay hunt. Just the same, if the redfish don't fully cooperate at the jetties, the property's brackish pond might lead to a day-saving moment. Hungry redfish + brackish ponds = happy kids!





HISTORY & PROVENANCE

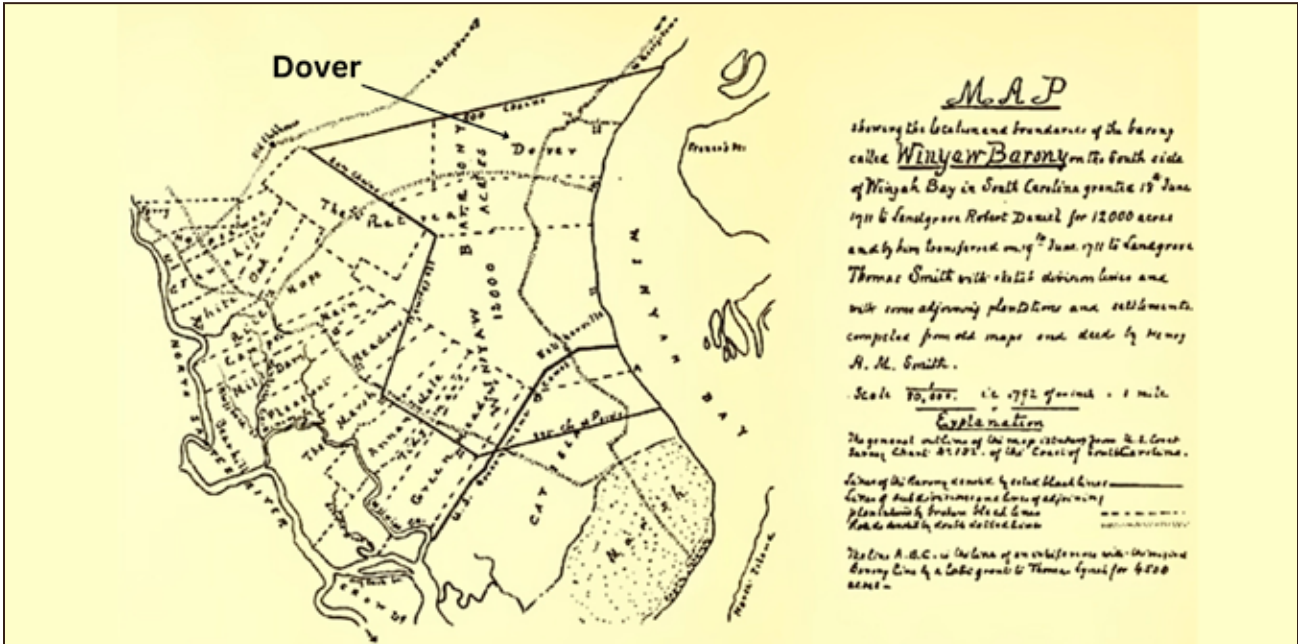


Originally part of the 12,000-acre Winyah Barony, Dover has only been sold (outside of family) four times since the King's Grant in 1711 and was once owned by famed Revolutionary War General Peter Horry.

One day after receiving the King's grant, original owner Robert Daniel conveyed the property to Thomas Smith. In 1756, following the death of their father, Smith's sons sold to Elias Horry. Elias Horry was the uncle of General Peter Horry, who eventually inherited Dover. Upon General Peter Horry's death, he divided Dover leaving the current Dover property to his wife, and to his nieces he left the north and south ends that became known as Prospect Hill and Belle Isle, whose name pays homage to the birthplace of his good friend, Francis Marion.

In the early 1900s, New York State Senator Henry M. Sage, who ultimately became a U.S. Senator, and his wife, Cornelia, purchased Dover. Since the main house at Dover had burned down, Mrs. Sage purchased the Woodlawn house, located in nearby Berkeley County and doomed to be flooded by the Santee-Cooper Lake created for hydro-electric power. She had the house dismantled, stored, then transported down the river to be reassembled at Dover in 1949.

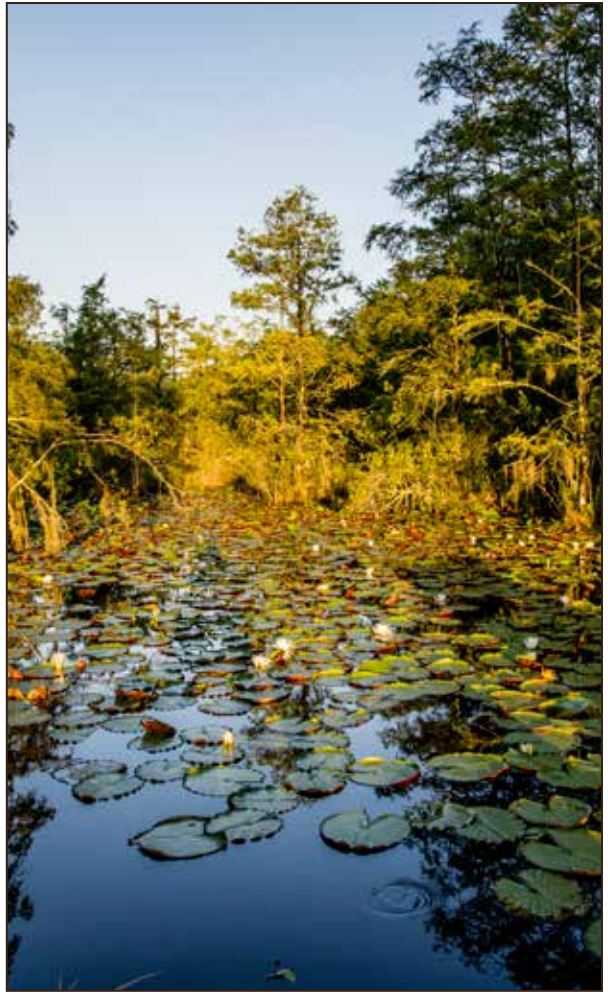
By then a widow, Mrs. Sage left Dover to her son upon her death in 1969. His children sold the property in 1995 to the current owners, who have enjoyed it as their primary residence for nearly 30 years now. The intrinsic value they and the previous owners have added to Dover is immeasurable. A property like Dover simply cannot be duplicated.



Winyah Barony - Renamed to Smith Barony (1711)

Source: *The Baronies of South Carolina* by Henry A.M. Smith, as published in the *South Carolina Historical and Genealogical Magazine*, Volume XIII, 1912





ACREAGE

Dover consists of 957± acres made up of a diverse and exciting blend of ecosystems that include upland pine savannah, mature hardwoods, cypress swamps, both freshwater and brackish stocked ponds, managed rice impoundments, wildlife corridors, and tidal marsh.

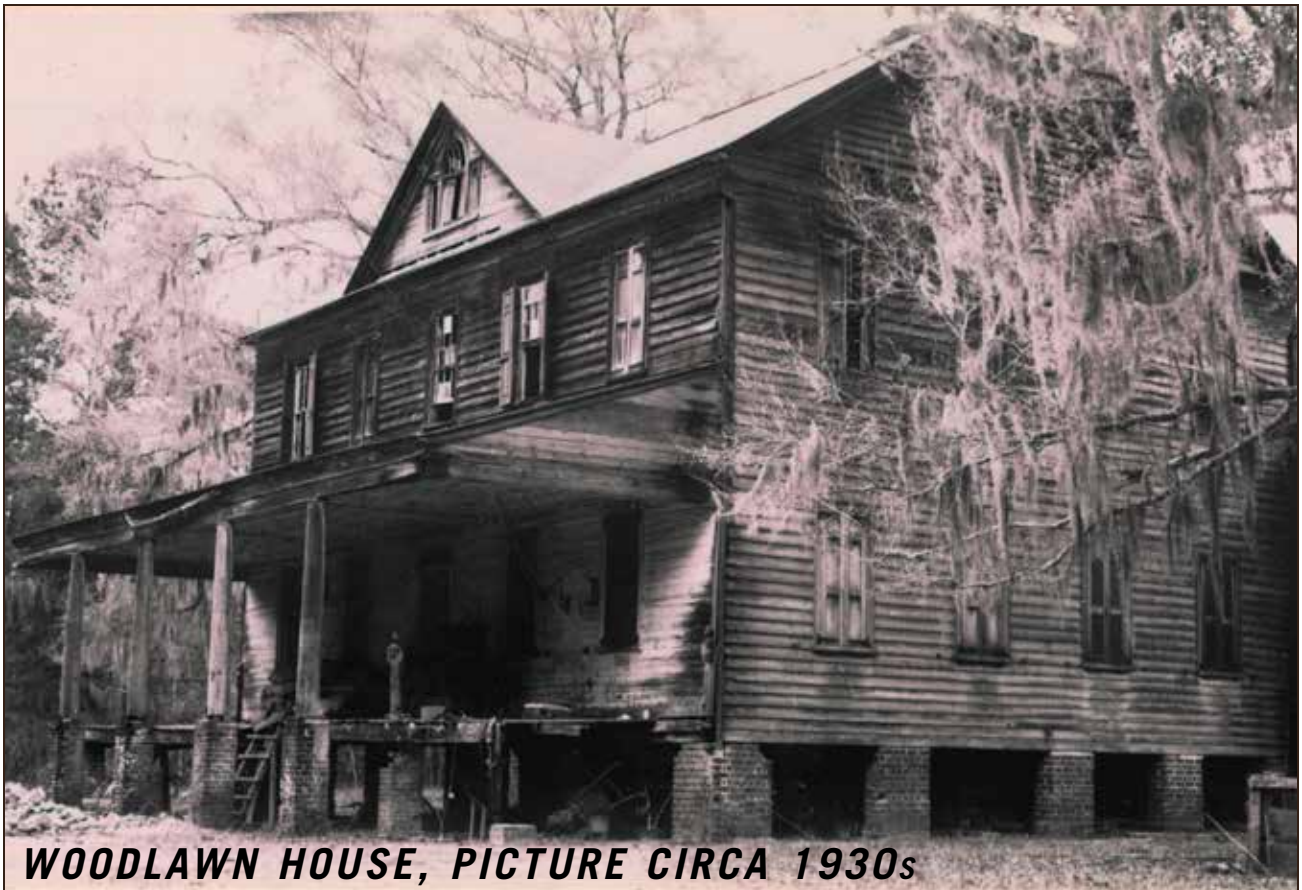


IMPROVEMENTS

THE MAIN HOUSE, situated overlooking Winyah Bay, feels a world away despite its convenience to so many amenities. Located a mile from the gated entrance at South Island Road and centered over a half mile from the north and south property lines, it does not get much more private on the east coast. Upon entering the house, your eye is drawn down the center hallway where you are teased with views of marsh grasses and the sparkling waters of the bay. The only noises you hear are from an occasional boat traveling by.







WOODLAWN HOUSE, PICTURE CIRCA 1930s



When Mrs. Henry M. Sage decided to re-erect the Woodlawn house at Dover in 1949, she was a bit of a pioneer in the field of deconstruction and salvaging. Her meticulous preservation of the materials and workmanship of the original circa 1810 house allows it to be enjoyed today, just as it once was over 200 years ago. Dover wasn't her first house move. She had already overseen the moving of the Mendenhall house to neighboring Belle Isle, the adjoining property she had leased for ten years prior to relocating to Dover. When the lease was up, she had stipulated she would keep the commanding mahogany staircase and the exquisite original hand-blocked Zuber and Fils wallpaper, both of which are showstopping interior details of the Dover house. Because the intricate moldings were hand carved out of wood –and not made of plaster– they, too, were able to survive the move. Since travel was by water when the house was built, Mrs. Sage added a salvaged door, balcony, and Palladian window from the historic Hunter house in Savannah to create a more welcoming façade to the back of the house, which serves as today's approach to the home. The author of *Georgetown Rice Plantations* (1955) applauded the house as being “beautifully done and unsurpassed by any...home in the state.”







The two-and-a half-story wood frame colonial style house is 7,910± square feet with five bedrooms and four full and two half baths with a Vermont slate roof. The first floor features a lovely two-story stair hall entry, a living room, a handsome gun room, dining room with a built-in china cabinet, a sunny breakfast room off the updated kitchen, an ensuite guest bedroom, laundry room, and two powder rooms. The master bedroom, two guest bedrooms connected by a bathroom, and the morning room overlooking the entry are on the second floor. The third floor is currently set up with a bedroom, an office, a crafting/storage space, and a bathroom. A small staircase leads up to the widow's walk, offering birds eye views of Dover and out to the Winyah Bay. The house also has a temperature-controlled wine cellar and cigar room made of Spanish oak.





The current owners enjoy the outdoor living areas and added a serene screened porch off the living room, only accessible through an “invisible” jib door, seamlessly crafted into a historic window and moldings. The grounds around the home include a pavilion, pergolas, fountains, reflection pool, parklike trails, firepit, vegetable garden, and rose gardens. By running ads in local papers and purchasing his own tree spade, the current owner was able to acquire and transplant over 700 mature camellias, azaleas, and gardenias from surrounding cities and towns to Dover, which includes 150 named varieties of camellias.

The property is being offered with many antique furnishings.





The home park surrounding the main house creates a fun and functional setting for living and entertaining.



THE OFFICE & GYM

Just steps away from the main house, the 1,400± square foot owner's office is situated with tranquil views of the brackish pond from a screened porch. The office has beautiful heart pine paneled walls, a fireplace with a wildlife hand carved mahogany mantle, wet bar, as well as a gym and full bathroom.



"THE LODGE" is 933± square feet and nearly entirely built of heart pine. This historic guest house was moved to Dover and has a kitchen, living room, three bedrooms, one bathroom, and wood burning fireplace.



"THE BIG GUEST HOUSE" is 1,585± square feet with four bedrooms, two bathrooms, and has a full kitchen and fireplace.



THEATER

The ultimate spot for catching up on movies or sports, the theater is 661± square feet with reclining chairs for eight.



An architecturally interesting three-car garage has arched doors and also houses the property's generator.

"THE PICNIC BUILDING" is 1,845± square feet and can accommodate up to 50 guests comfortably with a large fellowship hall/dining room, kitchen with commercial grade appliances, two half bathrooms, a walk-in cooler, large smoker, and two wood burning fireplaces.



"THE COTTAGE" is a three-bedroom, two-bathroom guest house with 1,240± square feet and a gas fireplace located in a beautiful setting at the secondary gate.

"THE GATE HOUSE" is a 1,648± square foot brick house with three bedrooms and two bathrooms just south of the main gate currently used as a staff residence.

Additional amenities include a standalone sauna, a skeet range with high/low houses and a trap house, and a 595± square foot recreation building/game room that serves as great hangout for kids.

Additional outbuildings include a historic horse barn with five stalls currently serving as a carpentry workshop, equipment barns and workshop, and a nicely finished storage building with HVAC.



HISTORIC HORSE BARN



CLIMATE

Located within the humid subtropical region of the Atlantic Seaboard, the area features a mild climate and four distinct seasons. Georgetown's January low averages 35°F and July highs are around 91°F. Average annual rainfall is about 54 inches and snow is rare.

TAXES

Based upon recent years, the annual taxes are estimated at \$7,500.







THE FACTS:

- 957± acre historic Lowcountry property located seven miles south of Georgetown, South Carolina with deep water frontage on Winyah Bay and natural, untouched vistas that are forever protected.
- Other exceptional and historic neighbors include Estherville, Springsteen, Rochelle, Annandale, and Kinloch.
- In the Cape Romain-Santee Delta Region, the location of the largest river delta on the Eastern Seaboard and part of a nearly half-million-acre cluster of protected public and private lands that have been designated as internationally important for shorebirds and other wildlife.
- 1.25± miles of frontage on the Winyah Bay and the Intracoastal Waterway with deep water access and just an eight-mile boat ride to the Atlantic Ocean.
- Brand new 185± foot dock built in 2023 with 18'x20' fixed platform pier, built-in shore power, floating extension that accommodates docking larger luxury boats, and a vehicular friendly levee making for easy access.
- Private and serene with the main house set nearly a mile off South Island Road.
- A second entrance gate midway down the main drive sets up a beautiful, canopied oak alley lined with white three-board fence leading to the Dover house.
- Anchored by grand live oaks, the main house is situated on an expansive lawn overlooking Winyah Bay, with iconic Lowcountry marsh grasses buffering the two.

- Convenient access to some of South Carolina's most desirable coastal destinations: 25 minutes to Pawley's Island and just an hour to the shopping, dining, and cultural opportunities of downtown Charleston.
- Conveniently located just six miles from historic Georgetown, and 45 minutes from Mount Pleasant's many amenities.
- 33± acres of duck impoundments with controlled rice trunks and opportunity to create upland waterfowl impoundments.
- 6± acre brackish pond stocked with red fish and crab and a 2.5± acre stocked freshwater pond stocked with bass.
- An impressively diverse and mature landscape of meandering cypress swamps, gorgeous hardwood forests, towering piney woods, open fields, and wildlife food plots scattered throughout.
- Georgetown County Airport (GGE) is just eight minutes from Dover with a 6,000-foot asphalt runway, full service fixed base operations, jet fuel, mechanics, storage options, and equipped with instrument approach systems.
- Sometimes a rarity in rural areas, the property is equipped with fiber optic internet.
- Originally part of the 12,000-acre Winyah Barony, Dover has only been sold (outside of family) four times since the King's Grant in 1711 and was once owned by famed Revolutionary War General Peter Horry.
- Directly across the bay, Hobcaw Barony is 16,000 acres of conserved land that encompasses a rich diversity of every common ecosystem found on the South Carolina coast, making it an unparalleled site for research in the environmental sciences.
- Dover is protected by a conservation easement held by Ducks Unlimited.





MAIN HOUSE & STRUCTURAL IMPROVEMENTS:

- Colonial 7,910± square foot historic main house in excellent condition, built circa 1810 for Woodlawn Plantation in Berkeley County. It was carefully dismantled in 1940, shipped down the Santee River, restored, and re-erected in 1949 at Dover. It underwent a second restoration by the current owners in the mid 1990s.
 - » Two-and-a-half stories with five bedrooms and four full and two half baths.
 - » “Georgetown Rice Plantations” (1955) author applauded the house as being “beautifully done and unsurpassed by any plantation home in the state.”
 - » Original hand carved wood moldings, marble fireplace, heart pine floors, slate roof, and all copper metal work on the exterior.
 - » Hand-blocked Zuber and Fils wallpaper—one of only four places in the world where it still exists.
 - » Other highlights include a handsome gun room, a morning room, antique and custom chandeliers, wood panel walls and ceilings, an updated kitchen and breakfast room, widow’s walk, historic staircase, and wine cellar and cigar room made of Spanish oak.
 - » 850± square feet of porches provide views from the full front porch to the marsh and bay and a screened porch creates an oasis with garden views and nature’s sounds, accessible only by way of a jib door.
 - » The grounds around the home include a pavilion, pergolas, fountains, reflection pool, firepit, rose garden and vegetable garden.
 - » Over 700 mature camellias, azaleas, and gardenias purchased from surrounding neighborhoods and transplanted to Dover that includes an incredible 150 named varieties of camellias making it one of the largest collections in the state.

- Ancillary buildings include:
 - » 1,400± square feet owner's office with gym, full bathroom, wet bar, and porches.
 - » 933± square feet and nearly entirely built of heart pine, "The Lodge" was moved to Dover and has a kitchen, living room, three bedrooms, one bathroom, and wood burning fireplace.
 - » "The Big Guest House" is 1,585± square feet with four bedrooms, two bathrooms with full kitchen and fireplace.
 - » 661± square feet theater with recliners for eight and large eleven-foot diagonal screen that's great for watching football games and movies.
 - » Three-car garage also houses the property's diesel generator.
 - » 1,845± square feet picnic building that can accommodate up to 50 guests comfortably with large fellowship hall, kitchen with commercial grade appliances, two half bathrooms, walk-in cooler, large smoker, and two wood burning fireplaces.
 - » Sauna.
 - » Skeet range with high/low houses and a trap house.
 - » 595± square feet recreation building/game room serves as great hangout for kids.
 - » "The Cottage" is a three-bedroom, two-bathroom guest house with 1,240± square feet at the secondary gate with a gas fireplace.
 - » 1,648± square feet brick house with three bedrooms and two bathrooms at South Island Road that's used as a staff residence.
- Property Management Outbuildings:
 - » Historic horse barn with five stalls currently serving as a carpentry workshop.
 - » Equipment Barns & Work Shop.
 - » Nicely finished storage building with HVAC.





BROKER'S COMMENTS

"Dover is a legacy property. It excels on location, land class diversity, aesthetics, water resources, and recreation. It works really well as a seasonal retreat or fulltime residence, and a wide range of individual interests will thrive with what the property and surrounding area offer. Having worked across the south's many land markets, I find Dover to undeniably be a southern treasure." – Elliott Davenport, Jr.





Click on map above for link to Land ID map of property.

PRICE

\$14,750,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

M: 423.364.2092 | WWW.WINGSGROUPLLC.COM | ELLIOTT@WINGSGROUPLLC.COM

SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS

Pursuant to South Carolina Real Estate License Law in S.C. Code of Laws Section 40-57-370, a real estate licensee is required to provide you a meaningful explanation of agency relationships offered by the licensee's brokerage firm. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate brokerage firm. Associated licensees may work only through a broker-in-charge. In other words, when you choose to work with any real estate licensee, your business relationship is legally with the brokerage firm and not with the associated licensee.

A real estate brokerage firm and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic customer services, or through client-level agency representation. The services you can expect will depend upon the legal relationship you establish with the brokerage firm. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a customer or a client.

South Carolina license law defines customers as buyers or sellers who choose NOT to establish an agency relationship. The law requires real estate licensees to perform the following basic duties when dealing with any real estate buyer or seller as customers: present all offers in a timely manner, account for money or other property received on your behalf, provide an explanation of the scope of services to be provided, be fair and honest and provide accurate information, and disclose "material adverse facts" about the property or the transaction which are within the licensee's knowledge.

Unless or until you enter into a written agreement with the brokerage firm for agency representation, you are considered a "customer" of the brokerage firm, and the brokerage firm will not act as your agent. As a customer, you should not expect the brokerage firm or its licensees to promote your best interest, or to keep your bargaining information confidential unless a transaction broker agreement obligates the brokerage firm otherwise.

Customer service does not require a written agreement; therefore, you are not committed to the brokerage firm in any way unless a transaction broker agreement or compensation agreement obligates you otherwise.

Transaction Brokerage: A real estate brokerage firm may offer transaction brokerage in accordance with S.C. Code of Laws Section 40-57-350. Transaction broker means a real estate brokerage firm that provides customer service to a buyer, a seller, or both in a real estate transaction. A transaction broker may be a single agent of a party in a transaction giving the other party customer service. A transaction broker also may facilitate a transaction without representing either party. The duties of a brokerage firm offering transaction brokerage relationship to a customer can be found in S.C. Code of Laws Section 40-57-350(L)(2).

Clients receive more services than customers. If client status is offered by the real estate brokerage firm, you can become a client by entering into a written agency agreement requiring the brokerage firm and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this agency relationships disclosure document in a timely manner.

A seller becomes a client of a real estate brokerage firm by signing a formal listing agreement with the brokerage firm. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the brokerage firm which becomes the agent for the seller.

A buyer becomes a client of a real estate brokerage firm by signing a formal buyer agency agreement with the brokerage firm. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the brokerage firm which becomes the agent for the buyer.

If you enter into a written agency agreement, as a client, the real estate brokerage has the following client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care. Client-level services also include advice, counsel and assistance in negotiations.

Single Agency: When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

Dual Agency: Dual agency exists when the real estate brokerage firm has two clients in one transaction – a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

Disclosed Dual Agency: In a disclosed dual agency, the brokerage firm's representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency: In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property. Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive. • You can choose to remain a customer and represent yourself, with or without a transaction broker agreement. • You can choose to hire the brokerage firm for representation through a written agency agreement. • If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Remember, however that until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and cannot keep your confidences unless a transaction broker agreement obligates the brokerage firm otherwise.

The choice of services belongs to you – the South Carolina real estate consumer.

[Elliott Davenport, Jr.](#) of The Wings Group is the exclusive agents of the Seller.



DOVER

- Aerial Map -
Georgetown, SC
957± Acres

This map is for visual aid only and the accuracy is not guaranteed.





DOVER

- Headquarters Map -
Georgetown, SC
957± Acres

This map is for visual aid only and the accuracy is not guaranteed.



Stocked Brackish Water Pond

WINYAH BAY

Skeet Range Theatre Owner's Office/Gym

Picnic House Garage Garden

Game Room Sauna The Lodge Main House
Guest House

Dock

The Cottage

Barn

Equip. Barn

Storage Building

Fire Pit

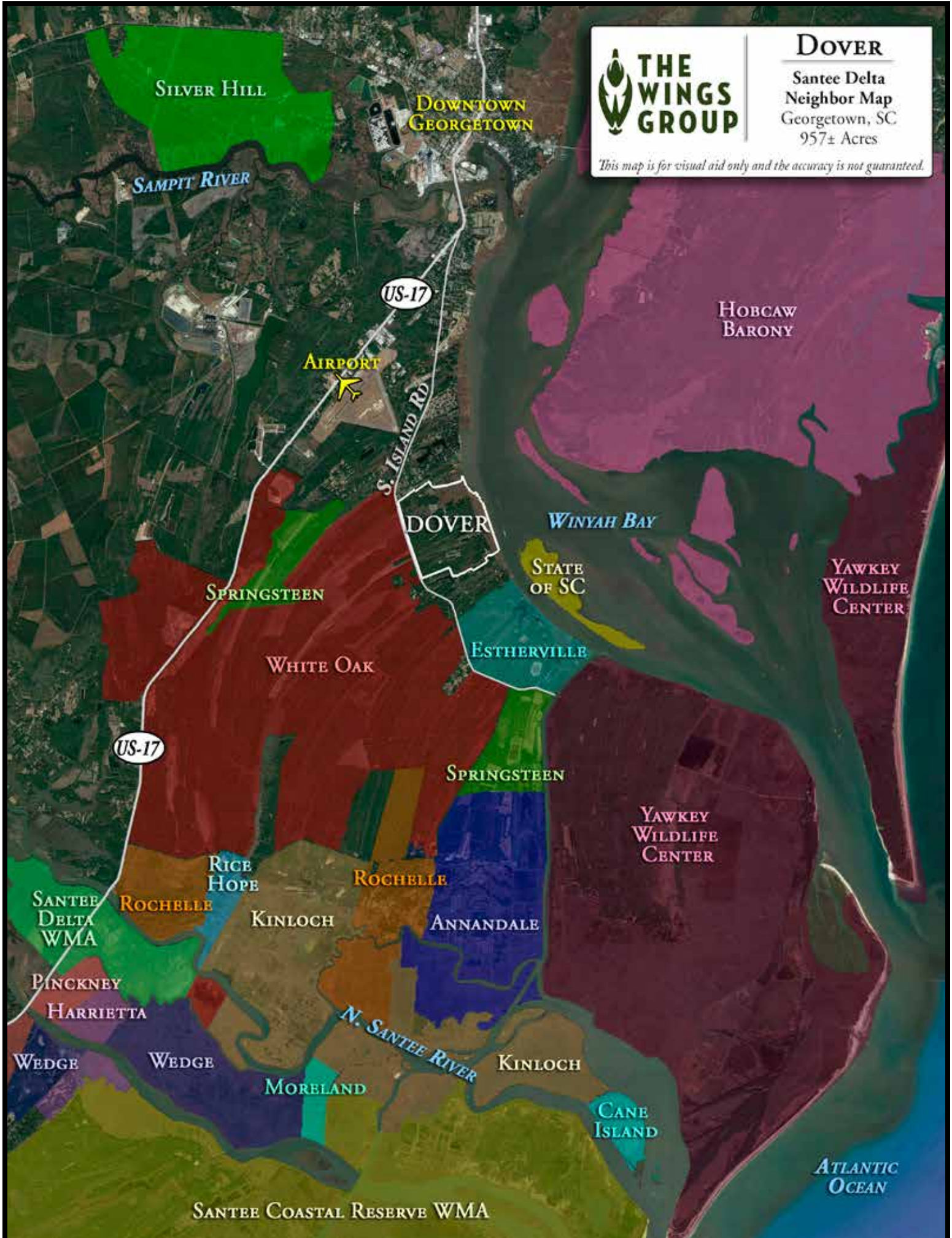
Duck Impoundments



DOVER

Santee Delta
Neighbor Map
Georgetown, SC
957± Acres

This map is for visual aid only and the accuracy is not guaranteed.



SILVER HILL

DOWNTOWN
GEORGETOWN

SAMPIT RIVER

US-17

AIRPORT

S. ISLAND RD

DOVER

HOBCAW
BARONY

WINYAH BAY

STATE
OF SC

YAWKEY
WILDLIFE
CENTER

SPRINGSTEEN

WHITE OAK

ESTHERVILLE

SPRINGSTEEN

YAWKEY
WILDLIFE
CENTER

US-17

RICE
HOPE

ROCHELLE

SANTEE
DELTA
WMA

ROCHELLE

KINLOCH

ANNANDALE

PINCKNEY
HARRIETTA

WEDGE

WEDGE

N. SANTEE RIVER

KINLOCH

MORELAND

CANE
ISLAND

ATLANTIC
OCEAN

SANTEE COASTAL RESERVE WMA



DOVER

- State & Federal
Protected Lands -
Georgetown, SC
957± Acres

This map is for visual aid only and the accuracy is not guaranteed.

South Carolina

Cape Romain-Santee Delta Region

Georgetown★

Charleston★

Atlantic
Ocean

Francis Marion
National Forest
259,000± Acres

Cape Romain NWR

Capers Island Heritage Preserve

Dewees Island & Big Hill Island

Santee Delta
WMA

Santee Coastal
Reserve WMA

Hobcaw
Barony

Yawkey
Wildlife
Center

DOVER

*One of the longest stretches of
undeveloped coastline on the Atlantic*



WACCAMAW NATIONAL
WILDLIFE REFUGE

PAWLEYS
ISLAND

GEORGETOWN

GEORGETOWN AIRPORT

DOVER

FRANCIS
MARION
NATIONAL
FOREST

MCCLELLANVILLE

MOUNT PLEASANT

CHARLESTON

FOLLY
BEACH

DRIVING TIMES

- GEORGETOWN - 12 MINUTES
- MCCLELLANVILLE - 20 MINUTES
- PAWLEYS ISLAND - 25 MINUTES
- MOUNT PLEASANT - 40 MINUTES
- CHARLESTON - 1 HOUR



DOVER

- General Location -
Georgetown, SC
957± Acres

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BROKER INFORMATION

ELLIOTT DAVENPORT, JR.
ELLIOTT@WINGSGROUPLLC.COM
423.364.2092

OFFICE LOCATION

1428 WILLIAMS ST., SUITE C2
CHATTANOOGA, TN 37408
423.551.8523

WWW.WINGSGROUPLLC.COM