



JACK ROWE ISLAND

Bluffton, SC



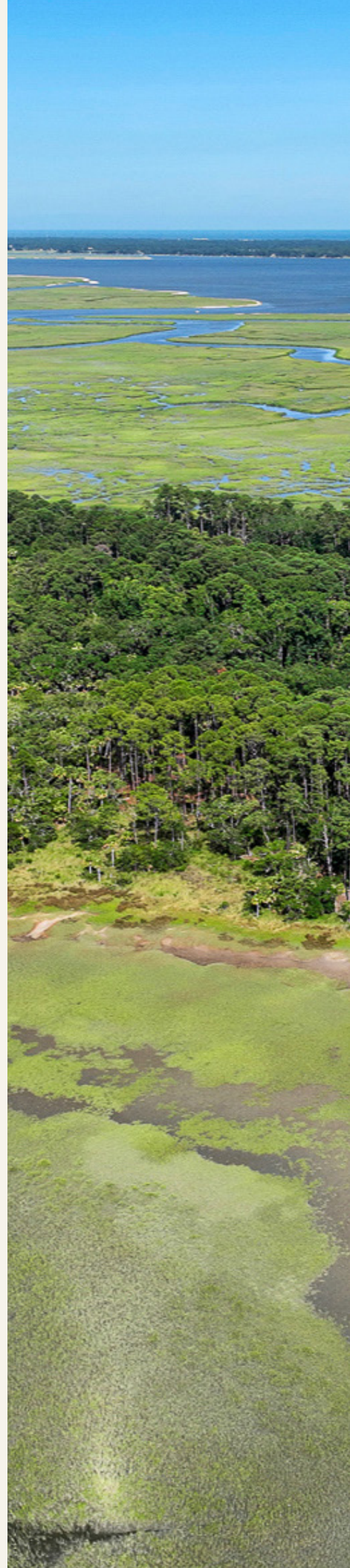
JACK ROWE ISLAND

65 Acre Private Paradise

A rare and remarkable opportunity to own your very own private island, nestled amidst the pristine waterways of the South Carolina Lowcountry. Just minutes by boat from Palmetto Bluff, Bluffton, Hilton Head Island, Daufuskie, and Savannah, Jack Rowe Island offers the perfect blend of exclusivity, accessibility, and timeless natural beauty.

Spanning 65 acres of unspoiled paradise, Jack Rowe Island features six deep-water docks, a private airstrip, and nine estate-sized waterfront homesites, all thoughtfully updated for modern comfort while preserving the island's rich history. Whether you envision a legacy family compound, a luxurious boutique resort, or an elite retreat, this island delivers unrivaled potential.

With centuries-old live oaks, meandering marsh views, and sunset vistas over the river, Jack Rowe Island offers a lifestyle that's becoming almost impossible to find—a sanctuary where privacy meets sophistication, and nature meets elegance.













JACK ROWE ISLAND

Details

- 6 deepwater docks (built in 2006), all refurbished in Spring 2025, featuring a depth of 19' to allow access by all types of boats
- 1,800' private grass airstrip to allow for helicopter or small plane access
- Island boasts a 20' elevation (no flood insurance needed on structures)
- 9-acre lake for duck hunting enthusiasts
- Private beach area on SW corner of island
- Separate barge landing area
- 11 separate parcels with 9 waterfront parcels (1 acre+ each) permitted and ready to build on
- All infrastructure in place including electric, water and septic
- Offering includes all structures and equipment
- Low taxes due to agricultural and timber benefits
- Easily accessible from Bluffton, Hilton Head Island, Daufuskie Island and Savannah





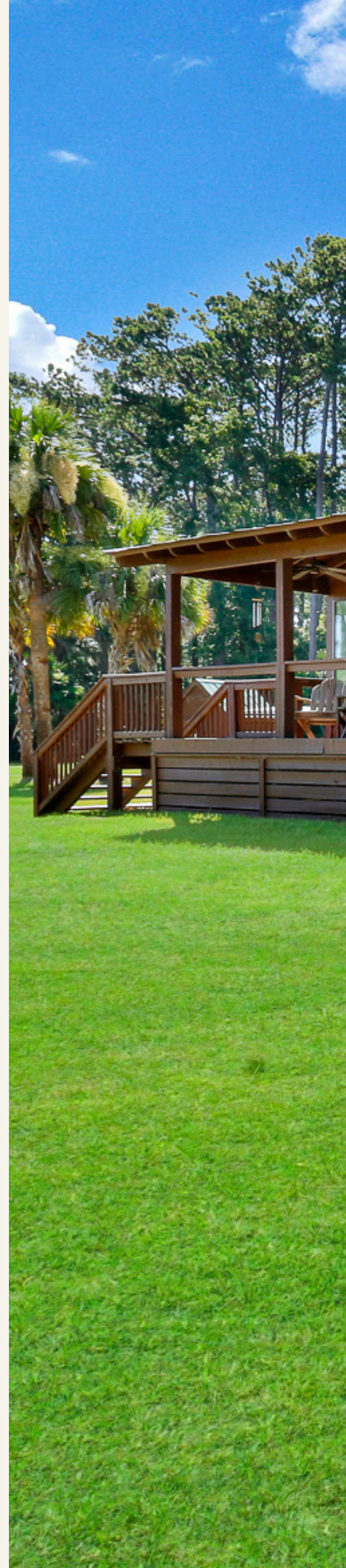




CLUBHOUSE

- 1 Bedroom
- Great Room with seating and dining area, pool table included
- Kitchen
- 2 Full Baths (one with tub/shower combo and other with shower)
- 1 Half Bath
- Laundry Room
- Storage Room
- ADA certified building with ramp located on East side of the building

*Sold Fully Furnished

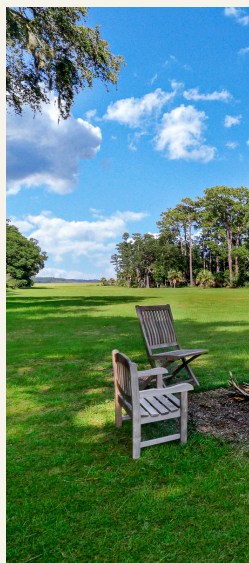






Welcome to one of the Lowcountry's last great frontiers—Jack Rowe Island. Tucked between the storied waters of Palmetto Bluff, Daufuskie Island, and Hilton Head, this 65-acre private sanctuary is a rare jewel waiting to be discovered. Accessible by boat or private plane, Jack Rowe Island isn't just a destination—it's a legacy in the making.

















EQUIPMENT INCLUDED

- 22,000 lb Barge with 250 horsepower engine, built in 2023, Suzuki outboard motor - value of \$220,000
- D2 Caterpillar Dozer (like new) - value of \$160,000
- 6 Seater Golf Cart (powered by diesel)
- John Deere Tractor with 8' bush hog and front end loader - value of \$80,000
- Kubota lawnmower with 6.0" Deep Mower Deck - value of \$15,000
- E 85 bobcat mini excavator - value of \$90,000

INFRASTRUCTURE IN PLACE

- 2 Septic Tanks in place (one near Clubhouse, other near cabins)
- 2 Water wells in place (one near Clubhouse to service that structure and all 9 lots, other near cabins)
- Electricity provided by Dominion Electric- Three phase power throughout the island
- All 9 waterfront lots have septic permits in place
- Diesel tank on island

GUEST CABINS

- 5 cabins featuring Queen Bed
- Each cabin boasts a wall unit for air conditioning
- Each cabin has electric outlets
- Furnishings and TVs included
- 2 private toilets, sink with hot & cold water, separate shower, with hot and cold water
- Raised deck sitting area
- Kayak launch

LOCATION

Unparalleled Access. Prime Location.

Jack Rowe Island is an exclusive enclave of Lowcountry luxury—accessible only by water or private airstrip, yet seamlessly connected to the region's most elite destinations. With six fully restored deep-water docks along the Cooper River, arrivals are made with ease and in style.

In just 10 to 15 minutes, you can cruise to the refined communities of Palmetto Bluff, Old Town Bluffton, or Daufuskie Island. A short 30-minute ride places you at the yachting haven of Harbour Town in Sea Pines or the cultural heart of historic Savannah.

Privacy without isolation. Seclusion without sacrifice.

Jack Rowe Island offers the rarest of luxuries - your own island sanctuary within effortless reach of the Lowcountry's finest amenities.

Distance from Jack Rowe Island (nautical miles)

Palmetto Bluff ~ 4.2 nm
Old Town Bluffton ~ 3.8 nm
Hilton Head Island ~ 6.5 nm
Daufuskie Island ~ 9.7 nm
Savannah, GA ~ 23.4 nm





ACTIVITIES AND AMENITIES

On the Island

NATURAL WONDERS, UNRIVALED VIEWS

- Hammock Pond, home to graceful brown storks, invites peaceful mornings in nature.
- Panoramic vistas stretch from the historic skyline of Savannah, across the storied banks of Palmetto Bluff, to the secluded charm of Daufuskie Island.
- Wander through a thriving rookery, alive with spoonbills and a vibrant array of bird life—a private paradise for birdwatchers and nature photographers alike.

MODERN COMFORT MEETS TIMELESS ADVENTURE

- A power station with electric meter base is already installed, perfectly placed near the rookery lagoon—an ideal setting to create a tree-house escape with elevated views and full connectivity.
- Additional clearing done by current owner to expand the island's private airstrip, allowing for seamless private aviation access directly to your own island retreat.

AN OUTDOOR PLAYGROUND LIKE NO OTHER

- Kayak or paddleboard directly from the dedicated kayak docks near the guest cabins, exploring tranquil waterways teeming with wildlife.
- Experience world-class fishing right off your private docks, surrounded by miles of untouched coastline.
- Hunting enthusiasts can enjoy seasonal duck and deer hunting, making Jack Rowe Island a sporting paradise.
- Swim, relax, and reconnect with nature, all within your own protected sanctuary.

This is Jack Rowe Island — where adventure meets privacy, luxury meets wilderness, and life is lived entirely on your terms.

A Legacy Like No Other Awaits. Own the Ultimate Private Island Experience.





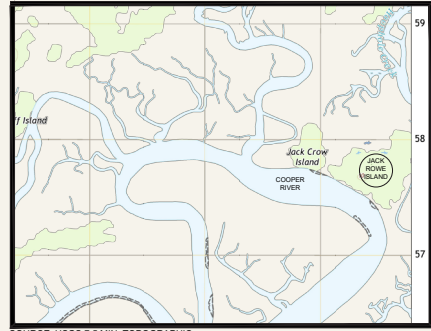






LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 17°06'51" W	50.05'	L18	N 44°08'16" W	11.81'	L35	N 37°33'01" W	31.97'	L52	S 43°25'35" E	71.13'
L2	S 27°27'22" W	15.62'	L19	N 56°55'07" W	39.62'	L36	N 56°48'44" W	39.62'	L53	S 03°48'39" W	47.14'
L3	S 24°22'17" W	83.04'	L20	N 30°51'39" E	166.55'	L37	N 81°40'59" W	41.02'	L54	S 32°15'41" E	45.81'
L4	S 36°17'33" W	53.54'	L21	N 45°34'27" W	12.09'	L38	S 68°26'12" W	86.02'	L55	S 71°30'57" E	45.67'
L5	S 82°24'28" W	20.63'	L22	N 44°22'59" W	62.49'	L39	S 68°26'12" W	103.09'	L56	N 34°05'59" E	52.11'
L6	N 82°22'53" W	23.53'	L23	N 52°37'12" W	56.85'	L40	S 52°12'58" E	39.52'	L57	N 26°38'34" E	133.98'
L7	N 75°49'18" W	52.12'	L24	N 56°31'17" W	19.18'	L41	N 82°55'02" W	22.53'	L58	N 16°40'21" E	113.69'
L8	N 69°45'02" W	8.25'	L25	N 56°31'17" W	19.14'	L42	N 61°36'59" W	28.59'	L59	S 33°16'17" W	153.59'
L9	N 68°27'52" W	137.09'	L26	N 49°23'44" W	137.52'	L43	S 36°46'34" W	47.82'	L60	N 25°16'51" W	93.48'
L10	S 27°40'00" W	20.17'	L27	N 42°19'28" W	23.59'	L44	N 61°56'37" W	78.75'	L61	N 21°06'09" W	88.84'
L11	N 70°48'50" W	60.94'	L28	N 84°13'21" W	1.36'	L45	N 43°10'29" W	10.07'	L62	S 87°57'17" W	26.36'
L12	S 48°47'31" W	42.84'	L29	N 33°36'32" E	7.59'	L46	N 43°10'29" W	13.33'	L63	S 82°39'25" W	129.74'
L13	S 01°48'55" E	70.67'	L30	N 75°23'52" E	17.72'	L47	N 60°48'48" W	63.96'	L64	S 58°26'20" W	135.13'
L14	S 01°16'54" W	36.70'	L31	N 75°19'55" E	68.30'	L48	N 65°08'43" W	74.20'	L65	N 58°06'23" W	15.22'
L15	S 64°34'10" E	20.81'	L32	N 61°10'10" E	54.61'	L49	N 65°08'43" W	17.14'	L66	N 20°43'14" E	16.26'
L16	S 52°18'18" E	73.93'	L33	N 71°30'51" E	55.39'	L50	N 51°13'42" W	36.67'	L67	N 20°43'14" E	43.01'
L17	N 44°08'16" W	74.42'	L34	N 72°24'03" E	48.06'	L51	N 57°25'40" W	36.43'	L68	N 33°16'17" E	146.47'

SITE MAP 1" = 2,400'



SOURCE: USGS 7.5 MIN. TOPOGRAPHIC QUADRANGLE "PRITCHARDVILLE, SC 2020"

LEGEND

⊙	O.C.R.M. CRITICAL LINE, AS MARKED
●	IRON PIN FOUND, AS NOTED
△	IRON PIN SET, AS NOTED
○	UTILITY POLE
—	GUY WIRE
—	PROPERTY LINE
---	100' O.C.R.M. SEPTIC SETBACK
---	50' O.C.R.M. BUILDING SETBACK LINE
---	POND, AS PER GIS
---	OVERHEAD WIRE

FLOOD NOTE:

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 45013C0420G, WITH AN EFFECTIVE DATE OF MARCH 23, 2021, IN BEAUFORT COUNTY, STATE OF SOUTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

S.C. Department of Health and Environmental Control
Office of Ocean and Coastal Resource Management

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREA BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREIN OR NOT.

SIGNATURE

DATE

THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR SIX YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

REFERENCE DOCUMENT & INFORMATION:

- A PLAT OF JACK ROWE ISLAND, PREPARED BY WILLIAM S. SANDERS, PLS, DATED SEPTEMBER 20, 1999, PLAT BOOK 106, PAGE 13.
- A PLAT OF JACK ROWE ISLAND, LLC, PREPARED BY WILLIAM S. SANDERS, PLS, DATED MARCH 30, 2006, PLAT BOOK 116, PAGE 52.
- O.C.R.M. CRITICAL LINE MARKED BY DHEC DECEMBER 2021.
- DEEDS AS SHOWN IN OWNER TABLE.

SURVEY NOTES:

ALL SUBSTANTIAL, VISIBLE IMPROVEMENTS UPON THE PROPERTY ARE SHOWN.

NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF THIS SURVEY.

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES. FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON PIN SET" IS A SET 1/2" DIAMETER REBAR, 30" IN LENGTH, WITH A YELLOW PLASTIC CAP STAMPED "YOUNG HOBBS"

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.



KENNETH A. BAU, LS 29905 DATED

OWNER TABLE

LOT	PIN	OWNER	ADDRESS	DEED BOOK/PAGE
LOT 1	R600 059 000 0002 0000	FALLEN HEROES PRESERVE LLC	37 JACK ROWE ISLAND DR	4046/486
LOT 2	R600 059 000 0003 0000	ROBERT E. WHITE	33 JACK ROWE ISLAND DR	4046/495
LOT 3	R600 059 000 0004 0000	ROBERT E. WHITE	29 JACK ROWE ISLAND DR	4050/2862
LOT 4	R600 059 000 0005 0000	ROBERT E. WHITE	25 JACK ROWE ISLAND DR	4046/520
LOT 5	R600 059 000 0006 0000	ROBERT E. WHITE	19 JACK ROWE ISLAND DR	4046/490
LOT 6	R600 059 000 0007 0000	ROBERT E. WHITE	15 JACK ROWE ISLAND DR	4050/2843
LOT 7	R600 059 000 0008 0000	ROBERT E. WHITE	5 JACK ROWE ISLAND DR	4050/2833
LOT 8	R600 059 000 0009 0000	ROBERT E. WHITE	1 JACK ROWE ISLAND DR	4046/527
LOT 9	R600 059 000 0010 0000	ROBERT E. WHITE	41 JACK ROWE ISLAND DR	4050/2839
COMMON	R600 059 000 001A 0000	ROBERT E. WHITE	12 JACK ROWE ISLAND DR	4046/482

PLAT OF SURVEY JACK ROWE ISLAND BEAUFORT COUNTY, SOUTH CAROLINA.			
2			
1			KAB
REV #1	DATE	COMMENTS	BY
DRAWN BY: K. BAU		APPROVED BY: K. BAU	
FIELD DATE: 12/05/2022		OFFICE DATE: 01/02/2023	JOB# 283-22



SCAN HERE FOR DETAILS
AND PROPERTY VIDEO

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