

Hampton Island Preserve

*An Opportunity to Acquire the
Crown of Coastal Georgia*



Confidential Offering Memorandum
Presented by Engel & Völkers Savannah



ENGEL & VÖLKERS

Contact

ENGEL & VÖLKERS
DICKY MOPPER

President/Broker

office: 912-238-0874

fax: 912-721-0057

mobile: 912-663-5500

richard.mopper@evusa.com



Disclaimer

Engel & Völkers Savannah has been retained by the Seller of Hampton Island Preserve as the exclusive broker for this disposition.

This Offering Memorandum has been prepared by Broker for use by prospective purchasers to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by such prospective purchasers prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, no representations or warranties are made as to the completeness, and/or accuracy of such information and Seller and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members, and affiliates, disclaim any responsibility or liability for any inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum.

In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or

accuracy of such summaries. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available.

Seller expressly reserves the right, exercisable in Seller's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any or no reason. Seller and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Seller. Seller shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Seller and the other party thereto. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

Dicky Mopper, President/Broker

office: 912-238-0874

fax: 912-721-0057

mobile: 912-663-5500

richard.mopper@evusa.com

TRANSACTION GUIDELINES

The property is being offered for sale to qualified principals only, on an "as-is" basis. In its evaluations of offers, the Seller will take into consideration a variety of factors, including, but not limited to: price, terms, and amount of due diligence a prospective purchaser has performed.

For pricing information, contact listing broker.

FORM OF PROPOSALS

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the property. All proposals must include the following:

- Purchase price
- Initial deposit and total nonrefundable deposit
- Transaction expense responsibility
- Contract, due diligence and closing periods
- Equity sources and loan reserve responsibilities
- Experience and qualifications

CALL FOR OFFERS

Your proposal shall be delivered to

Dicky Mopper:

By email: richard.mopper@evusa.com

By phone: 912-663-5500

By mail: Engel & Völkers Savannah

Attn: Dicky Mopper

31 West Congress Street

Savannah, GA 31401



Property Overview

Hampton Island Preserve

1300 Retreat Road, Riceboro, GA 31323

NORTH HAMPTON:

1,007.65 Available acreage

SOUTH HAMPTON:

1,325.17 Plus an additional 193 acres known as the Boy Scout Tract

1,218.17 Available acreage

ABOUT:

Hampton Island Preserve is comprised of a mix of maritime forest, marsh, pasture, lakes, and winding limestone roadways. It is surrounded by more than 12 linear miles of rivers and tidal saltwater marshes, connected to the mainland by a single bridge. Private and secluded yet easily accessible, this unique property marries preservation with inspired development, providing a place where outdoor recreation, natural beauty, and quiet luxury come together as one. Overall Hampton, founded in 1769, is comprised of approximately 4,000 acres of uplands and marsh.

LOCATION:

Conveniently situated just 35 minutes south of Savannah, Georgia, Hampton Island Preserve is located less than 100 miles from several airports including Savannah/Hilton Head International and Signature Flight Support, Brunswick Golden Isles Airport, Malcolm McKinnon Airport, and Jacksonville International Airport.

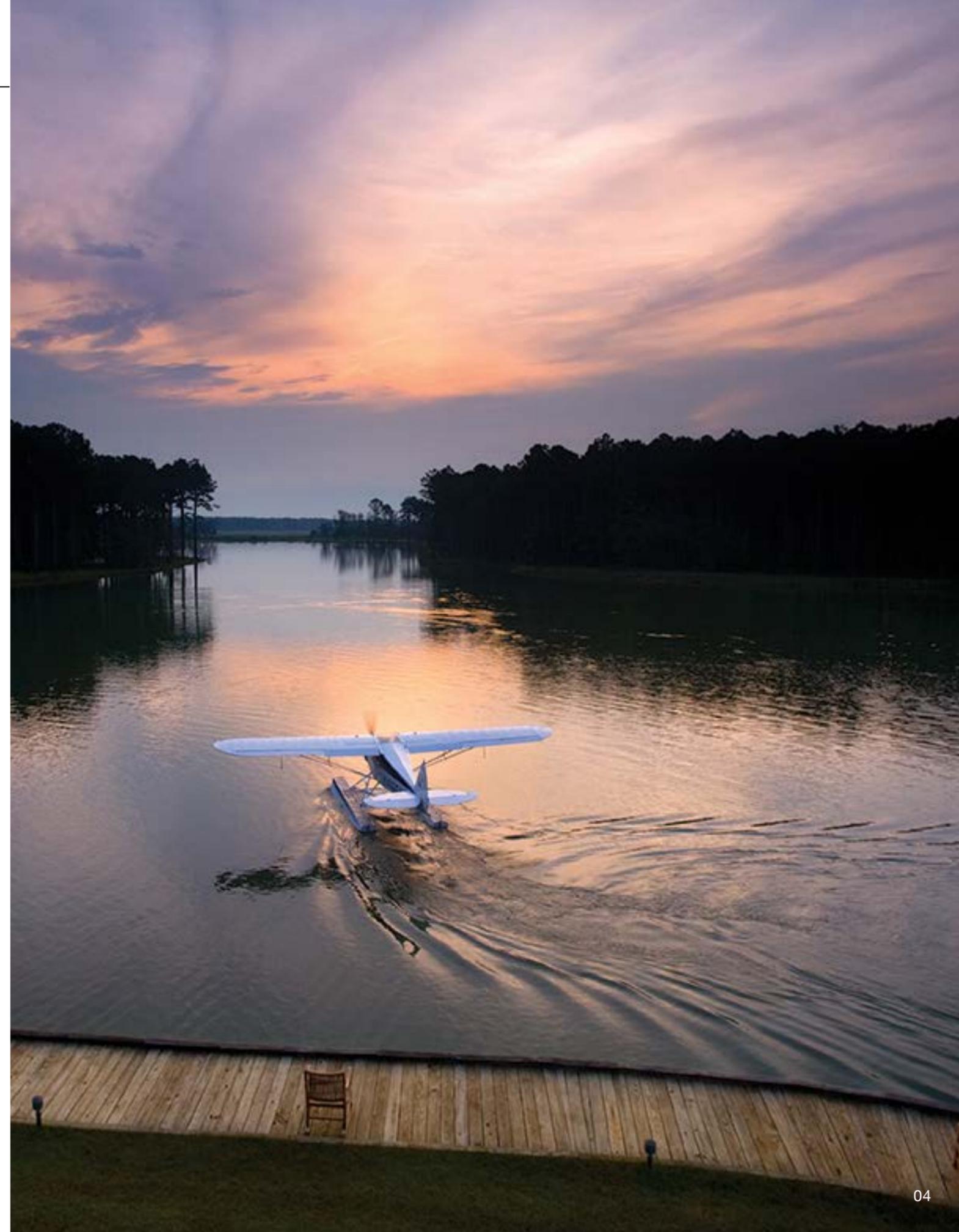
ACCESS:

Hampton Island Preserve is especially unique in that not only is it accessible via helicopter, seaplane, or boat, but also via car. A single-lane bridge onto the island allows easy land entry for vehicles.

ASSETS:

The property boasts 4,000 acres of natural beauty off Georgia's coast. In addition to the serene natural landscape, Hampton Island Preserve also offers a variety of assets including:

- Organic Garden & Farm
- Equestrian Center
- Dockage/Potential Marina Site
- Fish Ponds
- Spas
- Guest Houses
- Ricefields Golf Course (in need of deferred maintenance)
- 17-Acre Island



Asset Overview



ORGANIC GARDEN & FARM

16-acre organic farm
Two-story, reclaimed wood barn
Herbal Treatment Spa



EQUESTRIAN CENTER

30 ft. high, 6,612 sq. ft. stable
12 stalls
Signature black, four-rail fencing
Equustall Stable Floor System
Wash stall
Feed room



DOCKAGE

Potential marina site
6 ft. x 150 ft. walkway
20 ft. x 24 ft. fixed deck
3 ft. x 24 ft. ramp
10 ft. x 36 ft. floating dock
12 ft. x 30 ft. boat hoist



FISH PONDS

Variety of species of fish
Fishing, fly fishing, and deep-sea fishing options



SPAS

Treehouse Spa
360-degree nature views
Reclaimed wood retreat
Soaking tub
Herbal Treatment Spa
Two spa rooms separated by sliding barn door
Soaking tubs



GUEST HOUSES

<i>Reflections</i> 4BR, 4BA, 3,400 sq. ft.	<i>Box Turtle Cottage</i> 3BR, 4BA, 3,067 sq. ft.
<i>Butterfly Cottage</i> 3BR, 3BA, 1,500 sq. ft.	<i>Spotted Turtle Cottage</i> 3BR, 3.5BA, 3,240 sq. ft.
<i>Settler's Rest</i> 4 Guest Suites, 8,000 sq. ft.	



RICEFIELDS GOLF COURSE

7,512 yards
Davis Love III-designed signature course (in need of deferred maintenance)
Beautiful rolling terrain
Bermuda grass



17-ACRE ISLAND

Private island with three, two-acre home sites
Wooden dock connecting to mainland

History



Hampton Island's history dates back several thousand years, when Native Americans first inhabited the area. In the eighteenth and nineteenth centuries, the island evolved into a thriving Southern rice and cotton plantation. During the Civil War, the island served as a strategic Confederate coastal defense outpost.

In the 1900s, Union Camp Corporation (now known as International Paper) bought the island for harvesting timber, but fortunately, little foresting was done. In the intervening years, Mother Nature took back what was hers, returning the island to the pristine state reminiscent of its pre-Civil War days.

After serving several years as a private retreat, this treasured piece of American history was opened up to a select number of members and property owners as a residential resort community. Now, you can become part of Hampton Island's rich history and not only help shape its future, but enjoy its natural beauty and splendor for years to come.

More information about Hampton Island's history can be found in the book *Hampton Island In The Midst Of History*, written by U.S. Army Historian Roger S. Durham, 1999.



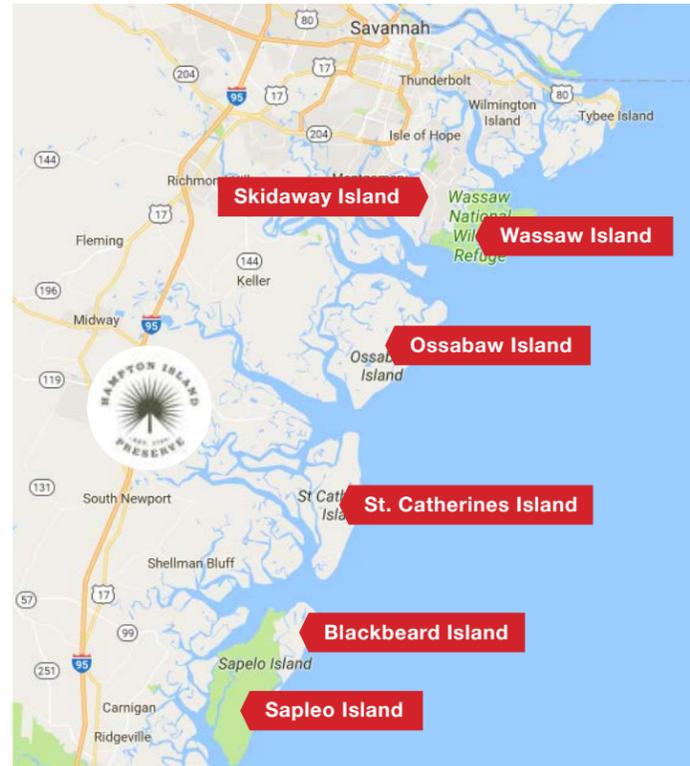
Location

Just 35 minutes south of Savannah, Georgia, near the small town of Riceboro, Hampton Island Preserve comprises several coastal Georgia islands linked together by serene tidal marshes, dramatic sunsets, undisturbed shorelines, and the tranquility found only in such a sanctuary to natural conservation and preservation.

Hampton Island is made up of approximately 975 acres of high ground and about 1600 acres of saltmarsh. It is a peninsula that is bordered to the north by the North Newport River, to the south by Payne Creek, and to the west by Interstate 95.

The property is conveniently located nearby several airports:

- Savannah/Hilton Head International & Signature Flight Support
45 minutes, 40 miles
- Brunswick Golden Isles Airport
45 minutes, 40 miles
- Malcolm McKinnon Airport
1 hour, 50 miles
- Jacksonville International Airport
1 hour 30 minutes, 92 miles



Transportation

One of the many features that makes Hampton Island unique is the variety of ways in which it is accessible. Whether by air, water, or land, you can expect an unforgettable entrance every time. Transportation options onto the island include:

HELICOPTER

Hampton Island features a helicopter landing pad specifically designed for helicopter arrivals.

SEAPLANE

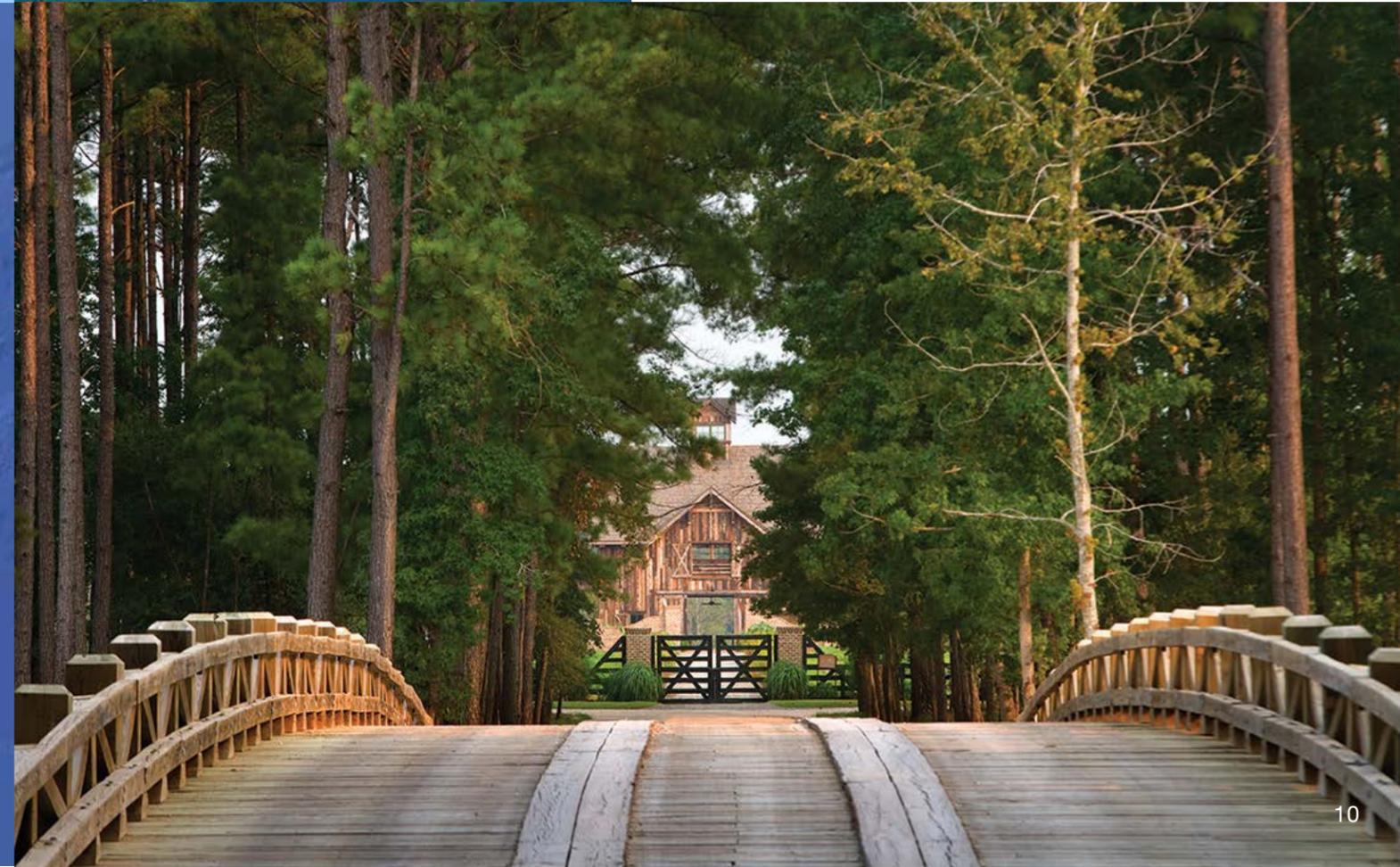
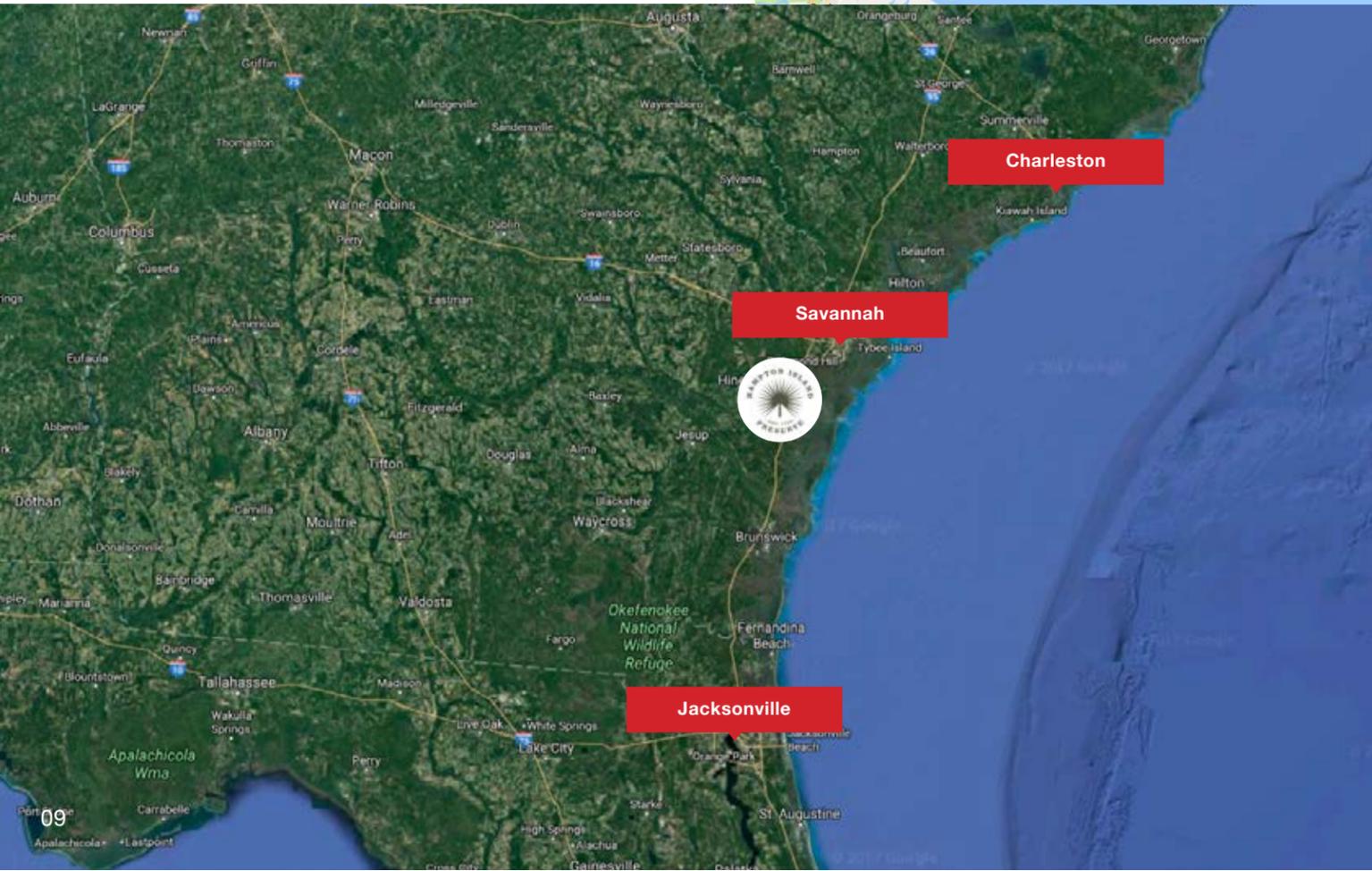
A custom-built hangar on the property is the perfect spot to pull up a floatplane.

BOAT

Coast up Payne Creek to a private dock leading up to the property.

VEHICLE

Access the property through a convenient, single-lane bridge that crosses Payne Creek on the southwest corner of the property.



Organic Garden & Farm



Hampton Island's 16-acre organic, Harvest Lake Farm is harvested for fresh organic vegetables, herbs, and flowers. The heart of the farm is an impressive two-story barn, herbal treatment spa and educational interpretive center, all constructed with reclaimed wood and brick floors.

Radiating out from the barn is a production garden, which has produced a seasonal bounty of salad greens, sweet potatoes, peppers, eggplant, melons, squash, beans, beets, carrots, okra, and tomatoes, as well as unique coastal Georgia crops such as sugar cane.

But no organic farm can consist of fruits and vegetables alone. Brick-bordered herb gardens feature over two hundred varieties of culinary, medicinal, and tea herbs.



Equestrian Center

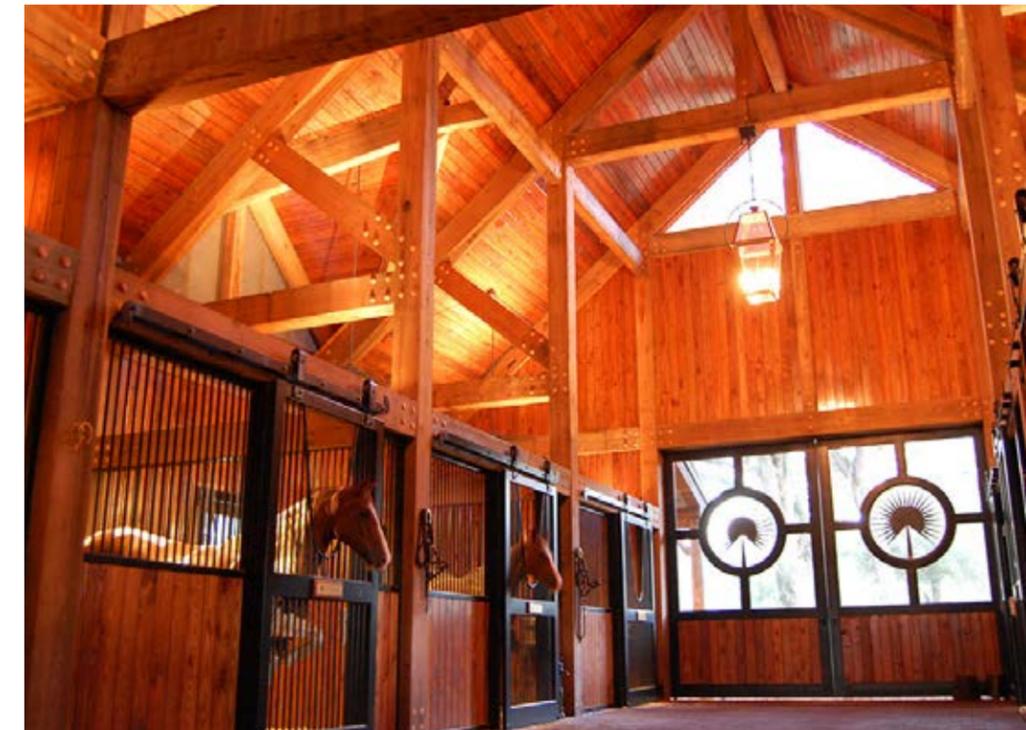


An Aurora Award winner, the Hampton Island Equestrian Center is a destination not to be missed. In addition to the unparalleled stable, the Equestrian Center features a multitude of paddocks with the property's signature black, four-rail fencing.

Magnificent in stature, the 30-foot high, 6,612-square-foot stable was constructed from reclaimed wood and features 12 stalls. The stable exemplifies the Island's preservation philosophy and offers a design aesthetic consistent with the community's architectural principles.

The stable features:

- 12 foot by 12 foot tongue and groove stalls with custom fronts
- Automatic water dispensers
- Interior and exterior stall doors for cross-ventilation
- Individual ceiling fans for continuous circulation
- Equustall Stable Floor System — a durable, lifelong resilient underfoot that is beneficial to horses' legs
- Wash stall with rubberized brick for safety and convenience
- Feed room
- Environmentally-controlled tack room
- Automatic fly system



Guest Houses



REFLECTIONS

Atlanta-based architectural firm Summerour & Associates was commissioned to design Reflections House, aptly named for the image it leaves on the waterfront beside the home.

Summerour approached the 3,400-square-foot Reflections with a distinct vision – to create a home that integrated seamlessly with the environment while bringing pampering amenities and refined details to each aspect of the home. With four bedrooms and four and a half baths, the lakefront residence features a vast fireplace, chef's kitchen, soaring windows welcoming light and a stylish octagonal boat house tempting the young and young at heart to skip stones across Hampton Island's Harvest Lake.

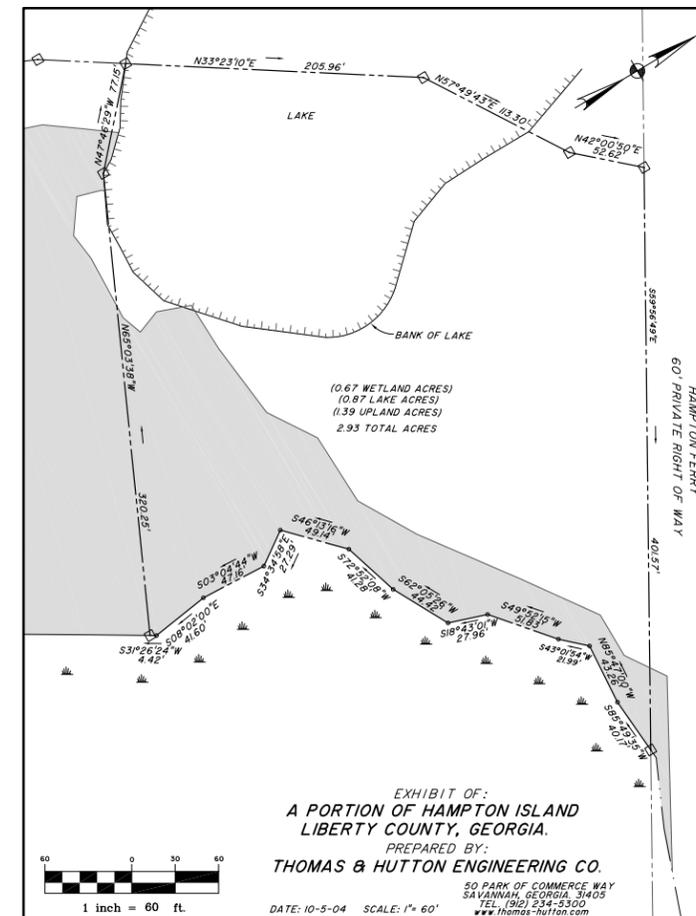
This peaceful abode is already decorator-furnished, incorporating a design plan of beauty, energy, and a sense of place and personality. Texture and the use of light incorporated with structural and visual furnishings create intimate niches that are all part of the elegant décor.

Reflections encourages a blending of indoor and outdoor lifestyles. The firepit on the grounds is an ideal spot to roast marshmallows with the family or cozy up with friends with a glass of wine. An open air passage to the guest house allows for visitors to have a quiet spot to absorb the beauty of Hampton Island. It's here where two separate bedrooms and bathrooms are found along with a day kitchen and inviting living room.



BUTTERFLY COTTAGE

Exquisitely charming and undeniably cozy, Butterfly Cottage is a respite guest home on Hampton Island. Butterfly Cottage was designed by architect Jim Strickland of Historical Concepts and built by The Stringer Group. The 1,500-square-foot cottage features three bedrooms and three bathrooms, each thoughtfully decorated by Foley Design Associates. With ample natural light, a serene sunroom, and unique architectural details throughout the home like wood ceiling beams and custom wainscoting, Butterfly Cottage provides the perfect setting to sit back, relax, and enjoy the peaceful surroundings.



Guest Houses



SETTLER'S REST

Settler's Rest, a grandiose 8,000-square-foot guest home designed by Foley Design Associates, features unforgettable details at every turn. This home is comprised of four guest suites, each with its own access to the property's wraparound porch where guests can curl up on a bench swing and soak in endless views of the island's lush landscape. The suites share a gourmet, eat-in kitchen and living space, complete with a cozy brick fireplace, high ceilings, and large windows.



Guest Houses



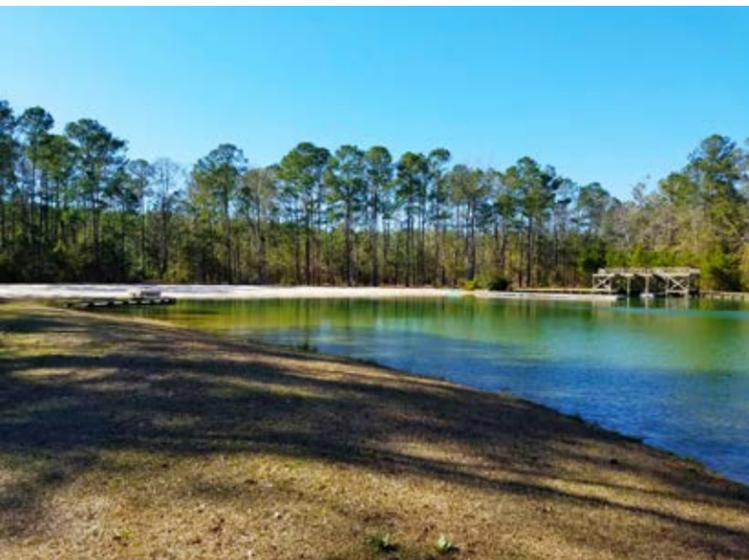
BOX TURTLE COTTAGE

Box Turtle Cottage, designed by architect Jim Strickland of Historical Concepts, features three bedrooms and four bathrooms. The cottage, with 2,448 square feet of conditioned space, is an inviting space for guests with its wide-plank hardwood floors, large windows, exposed beams, and cozy fireplace. An additional 619 square feet of porch area completes the space.



SPOTTED TURTLE COTTAGE

Spotted Turtle Cottage is another respite guest home on Hampton Island. Designed by architect Paul Hanson, this three bedroom, three and a half bath cottage includes 2,580 square feet of conditioned space, with an additional 670 square feet of porches. A brick fireplace, custom shelving, and beautiful hardwood floors all contribute to the charm of this cozy cottage.



Spas



TREEHOUSE SPA

The Treehouse Spa, an Aurora Award winner, boasts 360-degree views of the pristine, natural surroundings that should be treatment enough. But, it provides far more than that. It's also the perfect setting for relaxing and reinvigorating both body and mind with massages, facials, and treatments, or simply a quiet dip in the spa's large soaking tub overlooking the unforgettable view.



HERBAL TREATMENT SPA

At the organic farm, you'll find the Herbal Treatment Spa. Here, not only are you treated to amazing sights and sounds and the restful, open design that typifies Hampton Island's architectural style, but it also creates the ideal space for relaxing spa therapies that can include herbs harvested from the nearby gardens.



Ricefields Golf Course



Stretching over 7,512 yards to challenge even the best players in the world, Ricefields, the Davis Love III-designed signature golf course is but one of Hampton Island's world-class amenities.

Created by Brunswick, Georgia-based Davis and Mark Love of Love Golf Design, with assistance by Forest Fezzler, Ricefields embraces Hampton Island's pristine natural beauty and rich heritage. Ricefields weaves through multiple stocked ponds, a magnificent equestrian center, and 20 acres of fully restored, 200-year-old rice fields for which the course was named.

Tailored to its setting, Ricefields consists of gently rolling terrain with acres of wetlands, lakes, and native grasses - all of which provide fresh water, food, and habitat for numerous species of native wildlife. In the keeping with Hampton Island's preservation philosophy, Ricefields is ecologically sensitive with non-irrigated grasses in the rough, natural cart paths and rugged bunkering. Additionally, the greens, tees, and fairways consist of innovative strains of Bermuda grass, the new industry standard.

Please note, Ricefields Golf Course is in need of deferred maintenance.



Dockage



POTENTIAL MARINA SITE

The Island Boat Dock is comprised of a 3 foot by 24 foot ramp, a 10 foot by 36 foot floating dock and a 12 foot by 30 foot boat hoist. The dock also features a 6 foot by 150 foot walkway to a 20 foot by 24 foot fixed deck with a 14 foot by 16 foot screened, covered area on the deck. It's the perfect spot for docking a boat or simply sitting and enjoying the peaceful view, and would be an ideal location for a future marina site on the island.



Fish Ponds



In addition to boating and swimming, fishing is also a popular aquatic activity on Hampton Island. The property boasts a variety of fish ponds, each with its own dock, unique features, and habitat.

LITTLE FISH PONDS

These perennially-stocked ponds are the perfect place to catch a supper of bream or bass. Each pond is stocked with different fish such as bass and bluegill, hybrid striped bass, or catfish. Just below the spillway at Turtle Lake, Turtle Pond, filled with rainbow trout, provides a Georgia fly fishing delight.

FISH CAMP

At the core of the 60-acre, freshwater Harvest Lake, the Fish Camp sits along the shore, connecting the Pilot House hangar by boardwalk and dock. The rustic party house of the island provides a center for clambakes, fish fries, and general frivolity.

SALTWATER FISHING

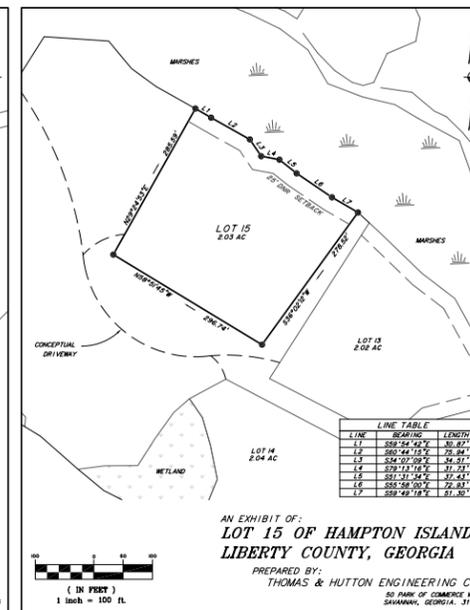
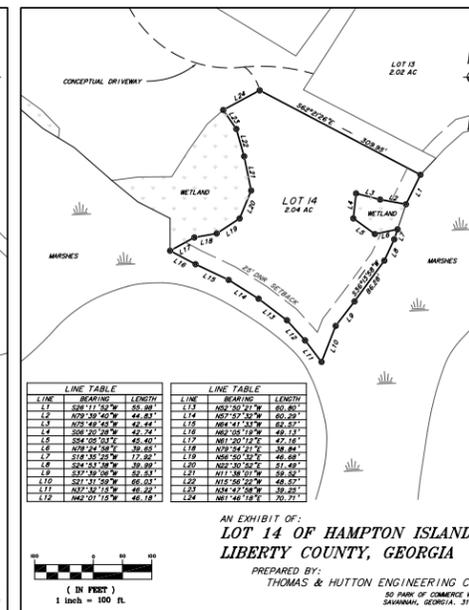
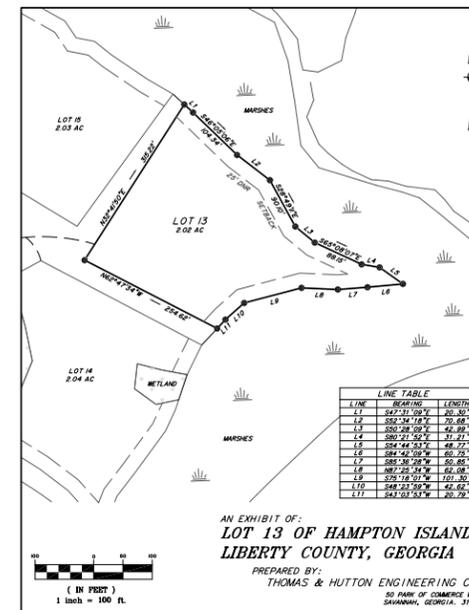
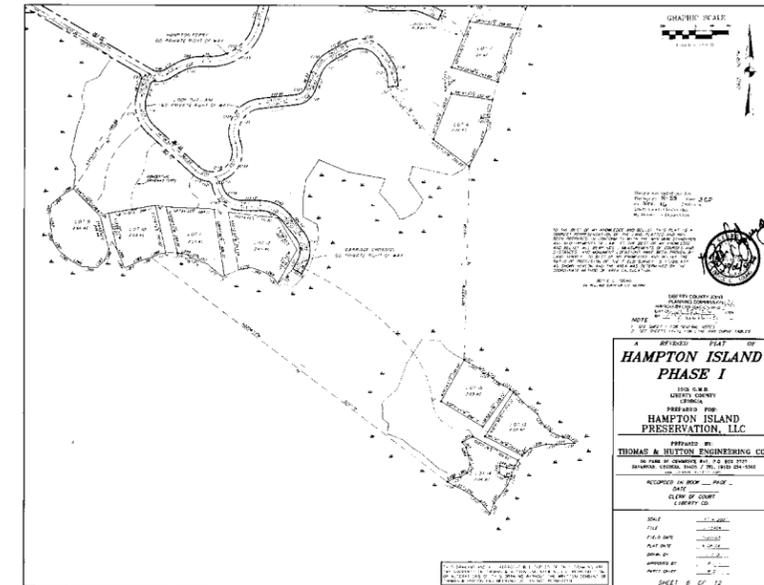
Another popular activity on the island is saltwater fishing for inshore species including trout, redfish, sheepshead, and tarpon. Or, opt for offshore, deep-sea fishing for species including black sea bass, sheepshead, snapper, dolphin, wahoo, and king mackerel.



17-Acre Island



A gem of Hampton Island Preserve is 17-Acre Island, a private island comprised of three, two-acre home sites and conservation easements. All three home sites offer amazing views. Two have deep water frontage and the third overlooks pristine marshland. A wooden dock connects the island to the mainland for golf cart transportation.



Property Aerials



Maps



Maps



- 1 Hampton Ferry Road
- 2 Deer Point Holdings
- 3 JT Turner Construction
- 4 Burton Lot
- 5 Bower Lot
- 6 Equestrian Center
- 7 Turtle Lake Lot
- 8 Turtle Lake Lot
- 9 North Maintenance
- 10 Shed
- 11 Old Horse Stables
- 12 Settler's Rest
- 13 Treehouse Spa
- 14 Sugar Can Mill
- 15 Dog Kennels
- 17 Butterfly
- 20 Chuck Cary Lot
- 21 Caulfield Lot
- 22 Shealy Dock
- 23 Old Barn
- 24 Interpretative Center
- 25 Spa
- 26 Seaplane Hanger
- 27 Organic
- 29 Carriage House
- 30 Reflections House
- 31 JDK Properties Lots
- 32 Hampton House
- 33 Cocktail Tower
- 34 Estate Lot
- 38 Ranger's Cabin

Potential Uses



Hampton Island Preserve offers a multitude of potential uses. These uses range from a remarkable private family estate to a five star resort facility with exclusive lot sales for permanent and second residence use or can easily be a combination of all!

In addition, the smaller, separate parcel has the makings of a sensational hunting club. The existing amenities, the Davis Love Championship Golf Course, the equestrian center, docking facilities and marina potential, the spas and the exceptional guest quarters make this one of North America's grandest opportunities.



Additional Opportunities



While not included in the main offering for Hampton Island Preserve, the following properties present additional possible opportunities for the purchaser.

HERON'S LANDING

Designed by architect Jim Strickland of Historical Concepts, Heron's Landing is a beautiful Lowcountry-style home on Hampton Island. The home is comprised of three bedrooms and three and a half bathrooms in 2,635 square feet of conditioned space. And, with an impressive 4,355 square feet of porches, space abounds for sitting and enjoying the picturesque views.



THE BIG HOUSE

From the grand square pilasters on the exterior to the fine architectural details throughout the interior, this private, secluded home is the epitome of Southern charm. Designed by Jim Strickland of Historical Concepts, this elegant estate blends Greek Revival plantation home with mid-nineteenth-century New Orleans cottage, resulting in a design that feels like an antebellum-era mansion. Step inside The Big House, as *VIE magazine* named it, and you'll be surrounded with stunning details that make the lofty 18-foot high ceilings and 10-foot high windows feel warm and welcoming. The back of the home is just as picturesque as the front, with a large veranda opening to a custom brick pathway, which stretches to the North Newport River.

The Big House's guest home, the Oyster House, balances industrial elements with warm, natural wood. With its impeccable craftsmanship and abundance of natural light, the Oyster House is a sanctuary of its own.

For more information about The Big House, visit viemagazine.com/article/the-big-house-at-hampton-island-preserve/.





ENGEL & VÖLKERS[®]

31 West Congress Street
Savannah, GA 31401

912.238.0874

savannah.evusa.com

hamptonislandpreserve.com