



Site Analysis / Due Diligence

Land Use Planning

Masterplanning



HOBCAW MASTERPLANS ITS MISSION THROUGH LAND HOLDINGS

In the Spring of 2013 Steelwood was hired by The Belle W. Baruch Foundation to assist Hobcaw Barony in identifying/ creating a methodology to reach financial stability through alternative financial sources via their land holdings.

Located between the Atlantic Ocean and the Waccamaw River just east of Georgetown, South Carolina, this 17,500 acres was originally a royal land grant, that was eventually subdivided into 14 individual plantations that became part of the great rice empire until the turn of the 20th century. In 1905 Bernard M. Baruch, a Wall Street financier, purchased the property for use as a winter hunting retreat where he invited presidents, prime ministers and politicians to hunt. After 50 years Mr. Baruch then sold the land to his daughter, Belle W. Baruch. At the time of her death Ms. Baruch created a foundation to manage the land for the "purpose of teaching and/or research in forestry, marine biology, and the care and propagation of wildlife, flora and fauna in connection with colleges

and/or universities in the state of South Carolina." Today, Hobcaw Barony is used as a research facility by Clemson and USC and provides tours and programs to the public. To learn more about Hobcaw Barony or The Belle W. Baruch Foundation please visit their website at: www.hobcawbarony.org.

To date Steelwood has interviewed numerous local officials, citizens, employees and Board Members to help us better understand the primary needs and issues of the land which will help lead us to a consensus for the future development of the property. We have also completed a Site Analysis and Due Diligence phase where we created digital base maps of the property including the main structures, zoning, wetlands utilities, etc. We are currently in the process of creating Land Use plans which offer numerous suggested uses that will not only comply with the Foundations mission but also help achieve the goal of financial stability for the Foundation now and in the future.

