



# OLDFIELD CLUB

*A private club community  
on the banks of the Okatie River*



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## AUTHENTIC LOWCOUNTRY LIVING

At Oldfield, life takes on a different pace. Here, on 860 acres along the Okatie River, a true Lowcountry community is rising in harmony with the land – limited in scale, private by design, Lowcountry in feel.

Homes and cottages built in the traditional Lowcountry style fit perfectly into this gently rolling landscape and are designed to inspire a calmer pace of life. Deep porches invite quiet contemplation or visits with neighbors. Members find that the extraordinary setting creates a special reverence for the river, tidal marsh, ancient trees and wildlife.



*Adding to the Oldfield Lowcountry atmosphere is a quaint, central post office building where residents often meet while picking up their mail or enjoying a refreshing soda or scoop of ice cream. Oldfield members often say that the friendships made within the community are the best part of membership.*



Oldfield is located in the heart of the South Carolina Lowcountry, a half-hour drive from Hilton Head Island, Savannah, Beaufort and the Savannah/Hilton Head International Airport.

To reach Oldfield from Savannah, follow I-95 north to Highway 278 east. Exit SC 170 north.

Oldfield is located on SC 170, 4 miles north of Highway 278. From Beaufort, take SC 170 west.

## OLDFIELD'S HISTORY RUNS DEEP

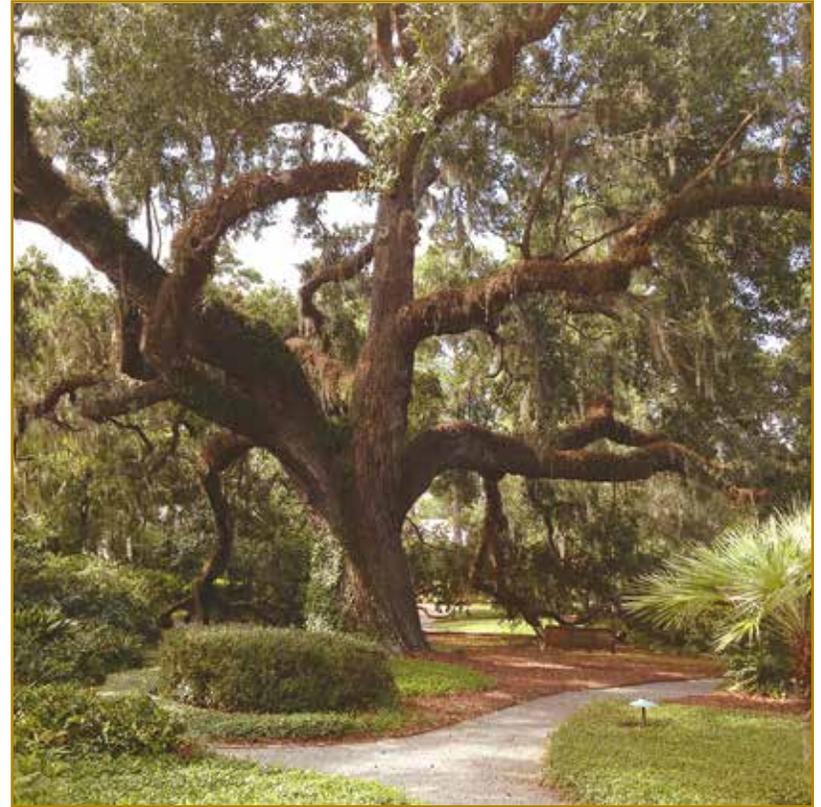
The recorded history of the tract began with a Lord Proprietor's grant, (including a parcel of land referred to as "Old Field"), to Governor Robert Johnson in 1732. But well before that, the Indian village of "Oketty," with an estimated population of 1,200 or more, lay nearby.

By 1752, the property had been transferred to one Gabriel Manigault and eventually to Col. William Hazzard, a wealthy planter and officer in the colonial militia. Edward Wigg, a storekeeper on Port Royal Island (known today as Beaufort) married into the family and the property was subsequently known as "Wiggs Bluff" for many years. Unfortunately, the plantation was completely destroyed by British troops in 1781.

According to Wigg family tradition the plantation was rebuilt, only to be shelled from the river by Union gunboats in November 1862. Ownership of the land was cloudy throughout reconstruction and well into the modern era in the possession of Pauline Pratt Webel. Ms. Webel also owned Goodhope Plantation near Ridgeland.

In 1972, the property passed to Robin Carrier. Ms. Carrier had the existing home designed by Savannah Architect Carl Helfrich and built by contractor James Artley, also of Savannah. She raised horses, pigs, sheep, soybeans, corn and tomatoes on the 927-acre tract. Weekends were spent entertaining with hunts for doves, ducks, deer, turkey and wild boar. Carrier sold the property to a Hilton Head developer in 1985. The new owner used the plantation as a quarter horse farm, and built the extensive system of fences (more than six miles in all) that endures as one of Oldfield's most distinguishing features.

In 1998, the property was placed under contract by Crescent Resources, a subsidiary of Duke Energy, and the modern age of "Oldfield" began. More recently, in 2010, TI Oldfield Development acquired the balance of developer home sites and the assets of Oldfield. Bald Eagle acquired 109 lots in October 2013.





# OLDFIELD

DEVELOPMENT MASTER PLAN

BEAUFORT COUNTY, SOUTH CAROLINA  
APRIL 2007

TO BEAUFORT

SC 179

FUTURE RESIDENTIAL & COMMERCIAL DEVELOPMENT

PROPOSED FIRE & EMS STATION

BOAT STORAGE

MAINTENANCE FARM

STABLES

OKATIE RIVER

LAKEVIEW VILLAGE  
LEISURE TRAIL  
BASKETBALL COURT  
SPORTS CLUB  
OLD OAK COURT  
GOLF COTTAGES

RIVER COTTAGES  
RIVER HOUSE

WILDFLOWER MEADOW

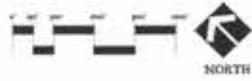
GREETER'S STORE, GATE & POST OFFICE

COMMUNITY ENTRANCE

ENTRY MEADOW PASTURES AND FENCING

### LEGEND

- BRIDGES
- LEISURE TRAILS
- CANOE DOCKS
- TRAIL STOPS
- HORSE TRAILS



TO BELTON HEAD ISLAND

LEISURE TRAIL  
SALT WATER FISHING FLAT  
GOLF HOUSE, GOLF SHOP & CART BARN  
SHORT GAME PRACTICE AREA  
GOLF COTTAGES AT RICE MILL

PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE

## THERE'S A GREG NORMAN COURSE BEHIND IT ALL

Imagine 18 holes of golf nestled within one the most pristine plantations along the Atlantic coastline. This golf haven located just outside of Hilton Head Island, Oldfield Golf Club, was designed by one of the best golf architects - Greg Norman.

“We dream of getting a site like this one,” noted Greg Norman, when asked about Oldfield. “And since this is our first course in the Lowcountry, we want to make it something special.”

Noted for designing courses in concert with their natural environment Greg Norman created one of his finest golf courses at Oldfield; by crafting an outstanding route through canopies of moss draped live oaks, broad savannahs, and soaring pines up to the banks of the Okatie River. With five sets of tees, the course is as playable as it is beautiful.

With over 60 years of experience in teaching golf, the professional staff at Oldfield will keep your game in check and make sure you're playing to your full potential. In addition to private lessons we also offer a number of clinics, golf schools, group instruction, full swing, short game and on course instruction to meet each golfer's needs.

Contact the Pro Shop if you would like to learn more about Golf at Oldfield. 843.645.4601

### AUDUBON CERTIFIED

Among Oldfield's most prized accolades for stewardship was an honor bestowed by Audubon International. Thanks to careful design and a continued commitment to preservation, Oldfield's course was named a Certified Audubon Cooperative Sanctuary in recognition of its “environmental planning, wildlife and habitat management, chemical reduction and safety, water conservation and water quality management.”



## CLUB AMENITIES

Inherent in each of us is a fundamental desire to connect; to connect with family, friends, and the natural beauty around us. At Oldfield, those fortunate enough to enjoy ownership have discovered a home where community is more than a sense of place – it is a sense of being connected.

### THE RIVER CLUB

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The River Club is the heart of the community with a panoramic view of the Okatie River. With moss-draped specimen oaks, picturesque sunsets and true southern charm - it is the perfect setting to enjoy an evening of fine dining or one of the many special events overlooking the river.

### CLUBHOUSE

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Beyond the greens and life at Oldfield, members can relax and unwind in the comfortable and welcoming atmosphere of our 20,000 sq foot Clubhouse. Featuring casual dining from the Bar & Grill Room, spacious ladies and men's locker rooms and a full-service golf shop, Oldfield Club is the perfect place for Members to relax and enjoy the South Carolina lifestyle.



## OUTFITTERS CENTER

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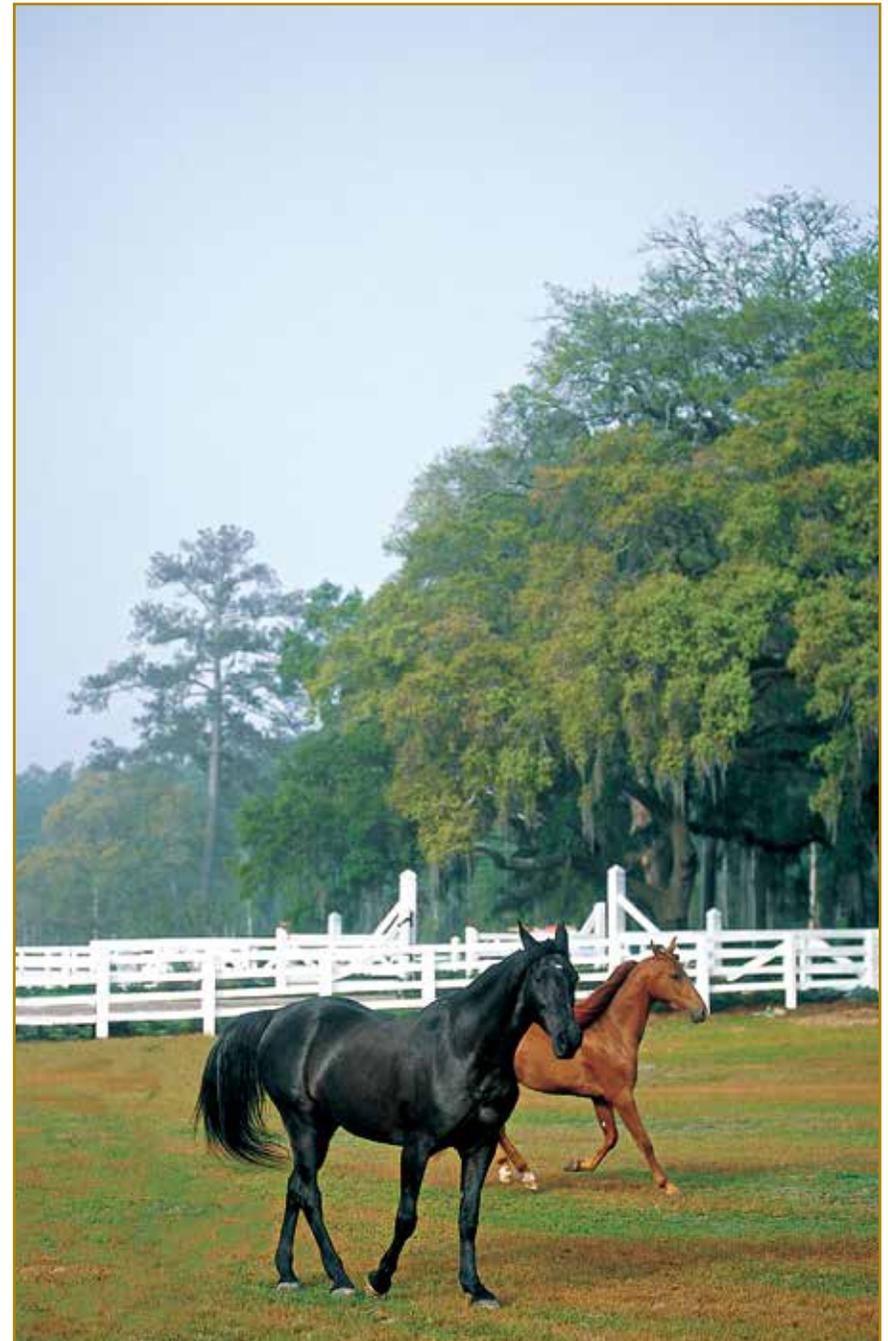
Nearby is the Outfitters Center, a combination of lodge, leisure and learning. In classic Lowcountry fashion, it blends local materials and aesthetics into a space that captures the natural beauty and essence of the outdoors. From the Outfitter's Center, Oldfield residents can enjoy guided fishing excursions of all forms. Should you prefer to fish on your own, the Outfitter's Center offers a private storage and launch service for your personal boat - giving all Oldfield residents full access and use of our most precious resource, the river. Residents of all ages also have the opportunity to participate in various nature programs, kayaking, fishing in the numerous stocked ponds, and have access to Turkey Hill Plantation's 21,000 acres of grasslands, ponds and blinds which offer dove, quail, and turkey hunting as well as freshwater fishing.



## EQUESTRIAN CENTER

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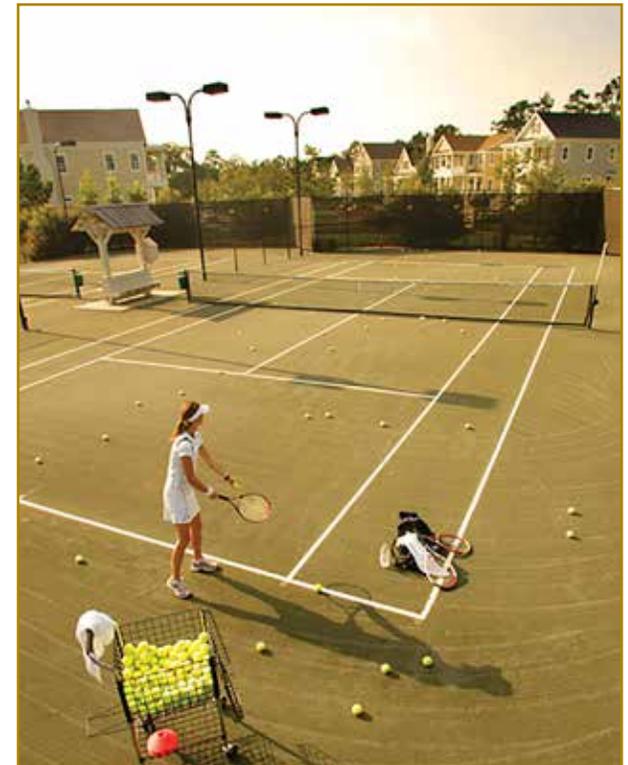
A relaxed and friendly barn, the Oldfield Equestrian Center welcomes riders and boarders of all levels, ages, and disciplines. The facility boasts a modern 12 stall barn, 1 riding ring, a full course of jumps, a round pen, acres of grass paddocks and access to miles of trail riding. You don't even need your own horse to enjoy our center. All ages can learn new skills by taking a lesson or a leisurely ride or simply come out to see the horses, meet our barn cats and see Miss Phoebe, our resident pig.



## THE SPORTS CLUB

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At The Oldfield Sports Club, you'll find a wide variety of recreational activities for your whole family. Enjoy the Free Form zero entry Lagoon Pool with winding slide, a full sized lap pool, and our kiddie pool for the little ones. Let us serve you lunch poolside or café style and enjoy our fully stocked locker room with steam and sauna and complementary towel service. Work out in our state of the art Cybex Equipment room or join us for a feast of complimentary fitness classes. Whether you want a quick workout or an extended class, using your Keyless entry card will gain you access to the Sports Club at your convenience. Grab your racquet and play a game of tennis on any one of our 6 Har-Tru clay courts, the choice is yours.



## WEDDINGS AT OLDFIELD

Timeless Lowcountry elegance awaits you. Imagine huge live oaks with Spanish moss elegantly draped through the trees, beautiful water fountains and manicured lawns, and gorgeous panoramic views of the Okatie River, as you say your vows in front of the historic River Club plantation house. Your guests will sample some of the finest southern cuisine and dance the night away.

A Blue Ribbon Vendor in Southern Wedding Magazine and The Knot, Oldfield has become one of the premier southern wedding venues in the Lowcountry bringing brides from all over the country. Contact our Event Coordinator to book your wedding at Oldfield, 843.645.4622.



Photo by Jen Huang



Photo by Brittoni Croft



Suggs Photography



Photo by Jen Huang



Suggs Photography



Mira Photography

## LODGING

Nestled between picture-perfect waterfronts and authentic Lowcountry views, our River Cottages are brought together with uncompromising quality and Lowcountry comfort. Your private cottage welcomes you with luxurious indoor & outdoor space and a well-appointed interior featuring pine floors, vaulted ceilings and a private screened in porch. Each of these cottages can be used for one-bedroom suites or an entire house.

Our Golf Cottages offer 2,700 square feet of sumptuous space, surrounding you with the ultimate in refined elegance and pampering luxury. Take in the serene golf course and pond views from the screened-in porch, and then retire to your cozy living quarters. If the extra space is needed we also have carriage suites available with our golf cottages.

For more lodging information call 843.645.4600





## REAL ESTATE OPTIONS

Opportunities for ownership include:

1. Golf, lakefront, or private wooded single family homesites starting under 100,000.00
2. Riverfront lots starting around \$500,000.00
3. Single family homes starting around \$500,000.00- \$2,000,000.00

4. Arrowhead Lake and Lakeside Village homes starting around \$500,000.00

5. Golf or Riverfront Cottages starting around \$450,000.00

For more information or to schedule a tour with one of our sale representatives please call (843)-645-2530 or please visit our website at [www.Oldfield1732.com](http://www.Oldfield1732.com).



## OLDFIELD COMMUNITY DUES

Oldfield is comprised of two associations, the Oldfield Club and the Oldfield Community Association (OCA). As an owner in Oldfield you belong to both of these associations. The Oldfield Club entitles you to full access to all the amenities with exception of the golf course and practice facilities, for which you receive limited access.\*\*\* The Oldfield Community Association (OCA) is an association comprised of property owners and is responsible for administering and enforcing the Declaration of Covenants, Conditions and Restrictions for Oldfield and for maintaining certain infrastructure and facilities within Oldfield Community, including roads, leisure trails and the Greeter's Store.

### OLDFIELD CLUB

\$4,560.00 Resident  
\$4,000.00 Non-Resident

### OLDFIELD COMMUNITY ASSOCIATION (OCA)

\$2,290.00 Improved  
\$2,040.00 Unimproved

### TOTAL ANNUAL COMMUNITY DUES

\$6,850.00 Improved  
\$6,040.00 Unimproved

## GOLF MEMBERSHIP PLANS (Optional)

### OPTIONAL - 2014 EQUITY GOLF MEMBERSHIP

\$15,000.00 Initiation Fee

\*Non-Resident Annual dues: \$4,550.00

Resident Annual dues: \$5,565.00

### OPTIONAL - 2014 YOUNG EXECUTIVE EQUITY GOLF MEMBERSHIP

\$15,000.00 Initiation Fee

Annual dues \$3,000

All Golf Members are responsible for annual trail or daily cart fees.

### NON-EQUITY GOLF AND SOCIAL MEMBERSHIPS

Available to non-property owners.

Please inquire with the club for current rates and details.

*Non-Resident status applies only to Members who do not own or rent a residence within a 50 mile radius of Oldfield or do not reside within a 50 mile radius of Oldfield for more than three months out of any twelve month period. It is available for a maximum of three years from the date of issuance of the Member's membership.*

*\*\*Unimproved versus Improved – The Association is authorized to levy Base Assessments against all Units subject to assessment under Section 8.6 to fund the Common Expenses. Base Assessments shall be levied in accordance with the Base Assessment rates established by the Board for "Improved" and "Unimproved" Units. A Unit shall be deemed "Unimproved" until the earlier of (a) three years from the date of conveyance of the Unit by the Declarant; or (b) the issuance of a certificate of occupancy for residence on the Unit. Thereafter, the Unit shall be deemed "Improved" and shall be assessed at the rate for an Improved Unit.*

*\*\*\* The subsection "Community Membership" of the Membership Classifications section states that each Community Membership (Oldfield Owner) is allotted ten (10) rounds of golf per calendar year (including rounds played by a Community Member as a guest of another member and rounds used by a Community Member for his or her guests) at a rate determined by the Club. Community Members shall have access to the Golf Course itself and the practice and putting facilities immediately prior to their ten (10) rounds.*

## DISCOVER OLDFIELD PACKAGE

We have a special guest package designed to help you experience all that Oldfield has to offer along with a personal tour of our community.

Our packages are **\$199\*** per person per night and include:

Accommodations for 2 in one of our picture-perfect River Cottages or spacious Golf Cottages.

Dining for 2 at our Magnolia Grill located at our Clubhouse or at our Historic River Club right on the Okatie River

One complimentary round of golf for 2 on our Signature Greg Norman golf course

An Okatie River cruise for 2 with an Oldfield River Pro

Complimentary access to our Sports Club, Equestrian Center, Outfitters Center, miles of leisure trails and use of Club Kayaks and Bicycles.

A private tour of the Oldfield Sporting Lifestyle, amenities, and real estate opportunities.

Note: The golf course is closed Mondays.\*Tax, gratuity, and alcohol not included. Prices subject to change without notice.





130 Oldfield Way, Okatie, South Carolina 29909-4028

1.866.OLDFIELD (653.3435) 1.843.379.2500

[www.oldfield1732.com](http://www.oldfield1732.com)

Clubhouse 843.645.4600

Lodging 843.645.4600

Golf Shop 843.645.4601

Equestrian Center 843.645.2015

Outfitters Center 843.645.4604

Front Gate/Security 843.379.2517

Greeters Store 843.645.4630

Real Estate Office 843.645.2530