



“BELFAIR OFFERS the Lowcountry’s version of Magnolia Lane. As you drive toward the clubhouse, you know the experience is going to be ‘oh so good.’ The private community offers the best of modern day development, with unrivaled golf, and a rustic atmosphere wherein it’s hard to believe, just minutes away on Highway 278, is every modern convenience you could ask for.”—TOM FAZIO

A MASTERPIECE THEATRE PODCAST

Belfair is completing the largest capital expansion project along the Hilton Head Island corridor with \$20 million in enhancements.

BLUFFTON, SOUTH CAROLINA: The world is rich with history. It’s estimated that if you spent 30 seconds viewing each display at the Louvre in Paris (the largest museum in the world), it would take over 100 days—with no breaks or sleep.

Belfair, celebrating its 25th anniversary year, has an interesting past of its own. The private community, with two highly regarded Tom Fazio designs, hosted last year’s PGA Professional Championship.

“We have deep generational bonds to the Lowcountry,” recalled Bud Mingledorff. “It’s hard to fathom now, but electricity didn’t come to the region until 1948 and telephone service became available in 1962. Our company had success building minesweeping vessels for the Navy. At one point we had 4,600 employees with manufacturing humming 24 hours per day. Our knowledge of the Southeast’s maritime topography provided a huge advantage when our military order book came to an end after WWII.

“The land on which Belfair sits has a background worthy of a novel,” continued Mingledorff. “Owned by the Swain family generations ago, ancestors quickly fled the property after a suspicious fall following a night of drink-

ing that resulted in a death. The father claimed murder, authorities quickly ruled it an accident. Uncertain, the Swains promptly placed the property up for sale.

“Sensing an opportunity to purchase such a large tract of land with coastal access, we purchased 2,600 acres for a grand sum of \$50,000,” said Mingledorff. “After spending more money on fencing than the cost of acquiring the land, my grandfather established a ranch with 600 head of cattle. It quickly became apparent that natural vegetation wasn’t enough to support the herd and trucking in hay was uneconomical. Our family then doubled down on the mistake by turning to raising turkeys. During the first thunderstorm, a third of the flock drowned!

“By the early 1980s, as Hilton Head Island established itself as a national destination, we ‘passed the baton’ to a developer who established Belfair,” concluded Mingledorff. “I couldn’t be more proud of what has been accomplished. It’s a grand acknowledgement of land that has a story unlike any other.” ■

To read the next chapter of Belfair, please visit their website, Belfair1811.com.

