

Quail Hollow

167.9 (+/-) Acres

Hampton and Jasper Counties, South Carolina

Priced at \$1,174,460 (\$6,995/acre)

This property is protected by a Conservation Easement with Lowcountry Open Land Trust.
A copy of the easement will be made available to seriously interested parties.

For Showings

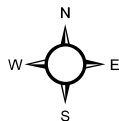
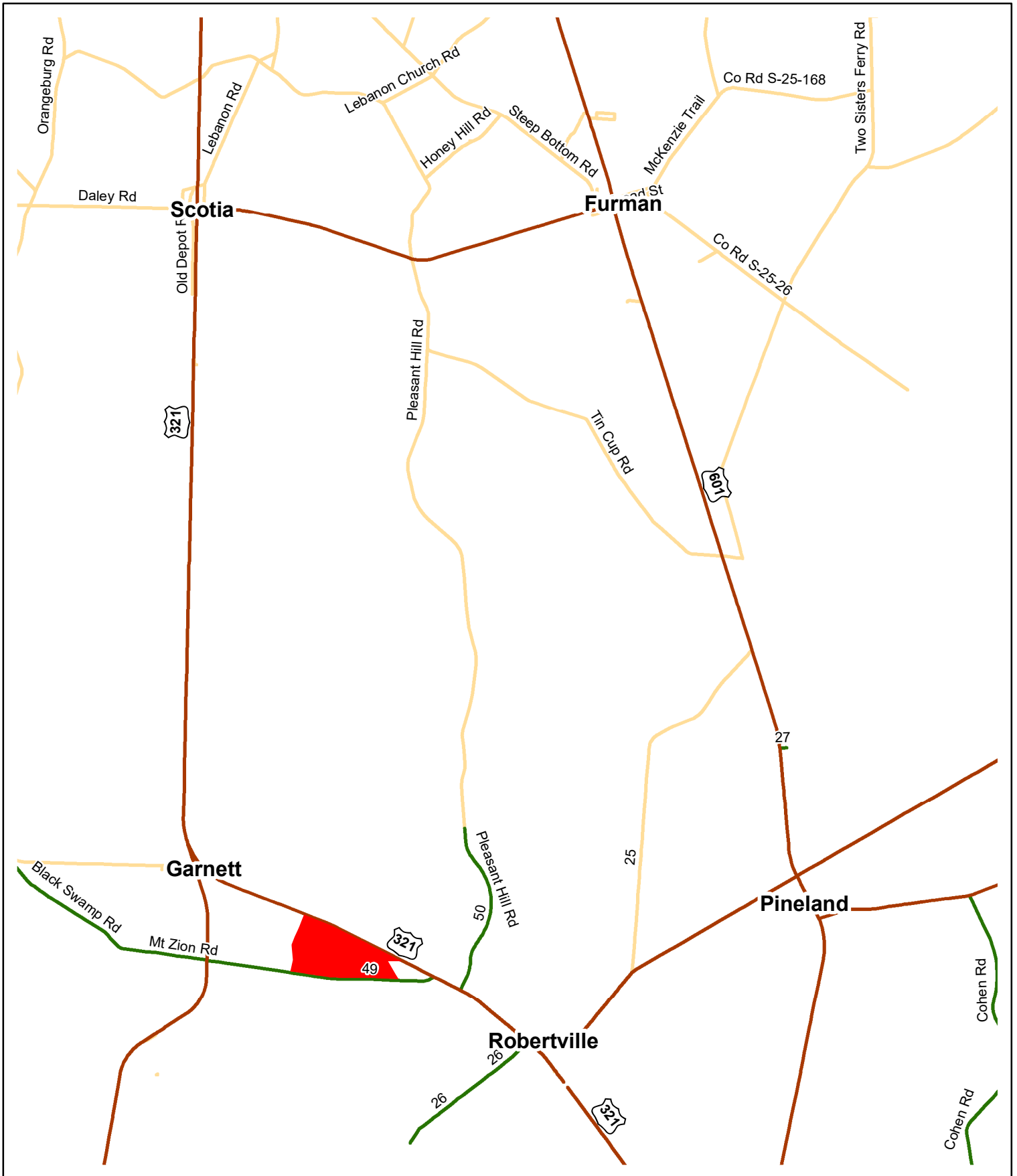
Bill Mixon	(803) 842-4602	bill@wisebatten.com
Mary Beth Poston	(803) 625-4256	marybeth@wisebatten.com
Wise Batten	(803) 943-6983	wisebatten1@gmail.com

Additional Information may be seen at www.wisebatten.com

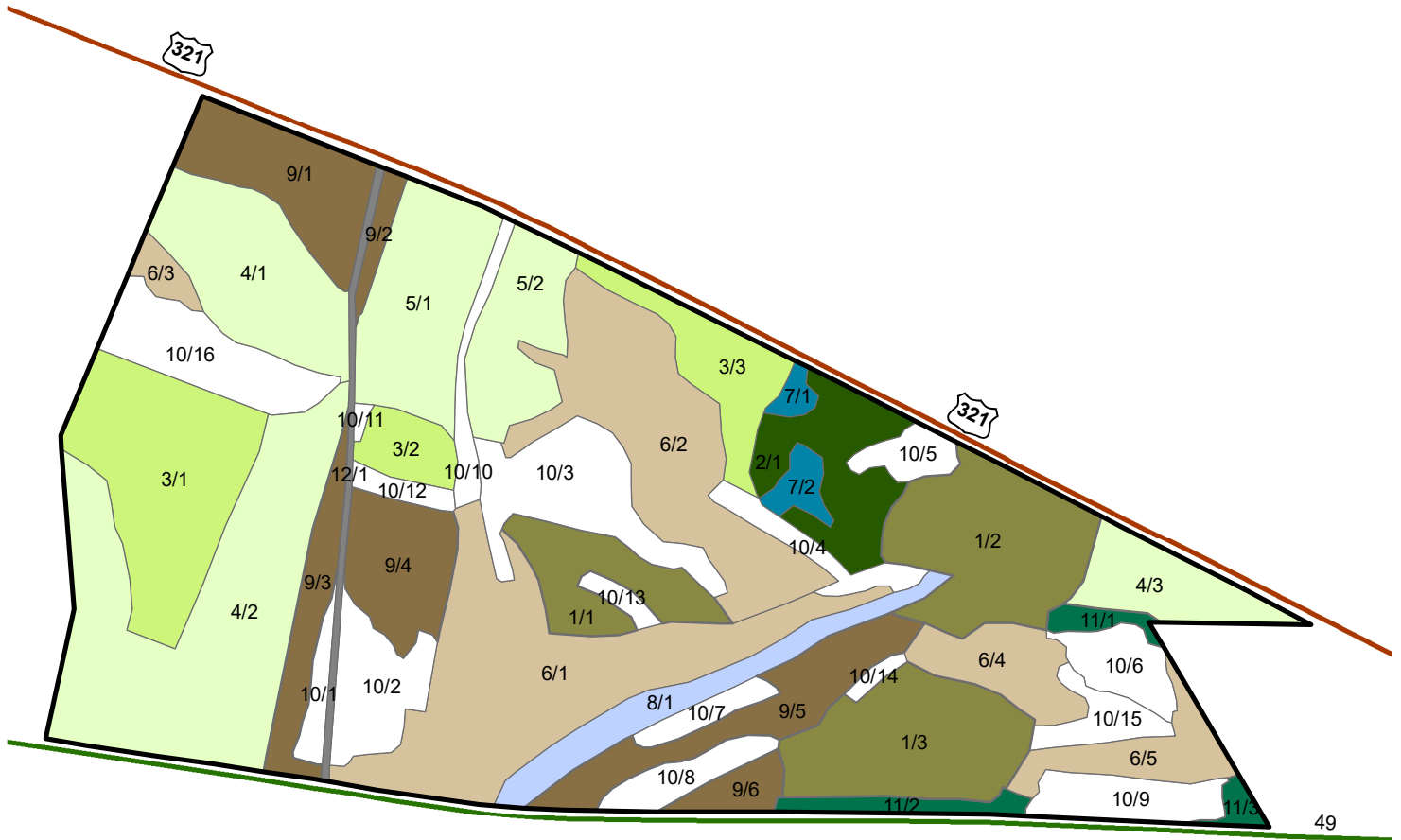
Notes:

1. This property is jointly listed with Brown Land & Plantation Advisors.
2. This offering is subject to change or withdrawal without notice.
3. We welcome the participation of other brokers.

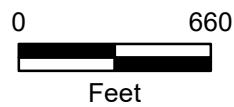
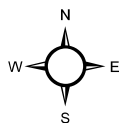




Location Map
 Quail Hollow Tract
 167.9 +/- Plat Acres
 Jasper & Hampton Counties, SC
 Date: 7/10/2023



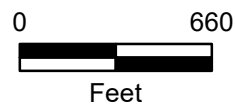
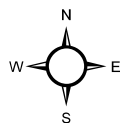
Stand	Stand Type	Est. Year	Acres
1	Longleaf Pine		19.9
2	Planted Loblolly		4.8
3	Planted Loblolly	2016	15.6
4	Planted Loblolly	2019	27.9
5	Planted Loblolly	2023	11.7
6	Pine/Hardwood Flat		32.6
7	Gum Pond		1.4
8	Hardwood Flat		3.8
9	Pine/Hardwood Regen		19.2
10	Wildlife Food Plot		28.3
11	Live Oaks		2.4
12	Powerline ROW		1.2
			168.8



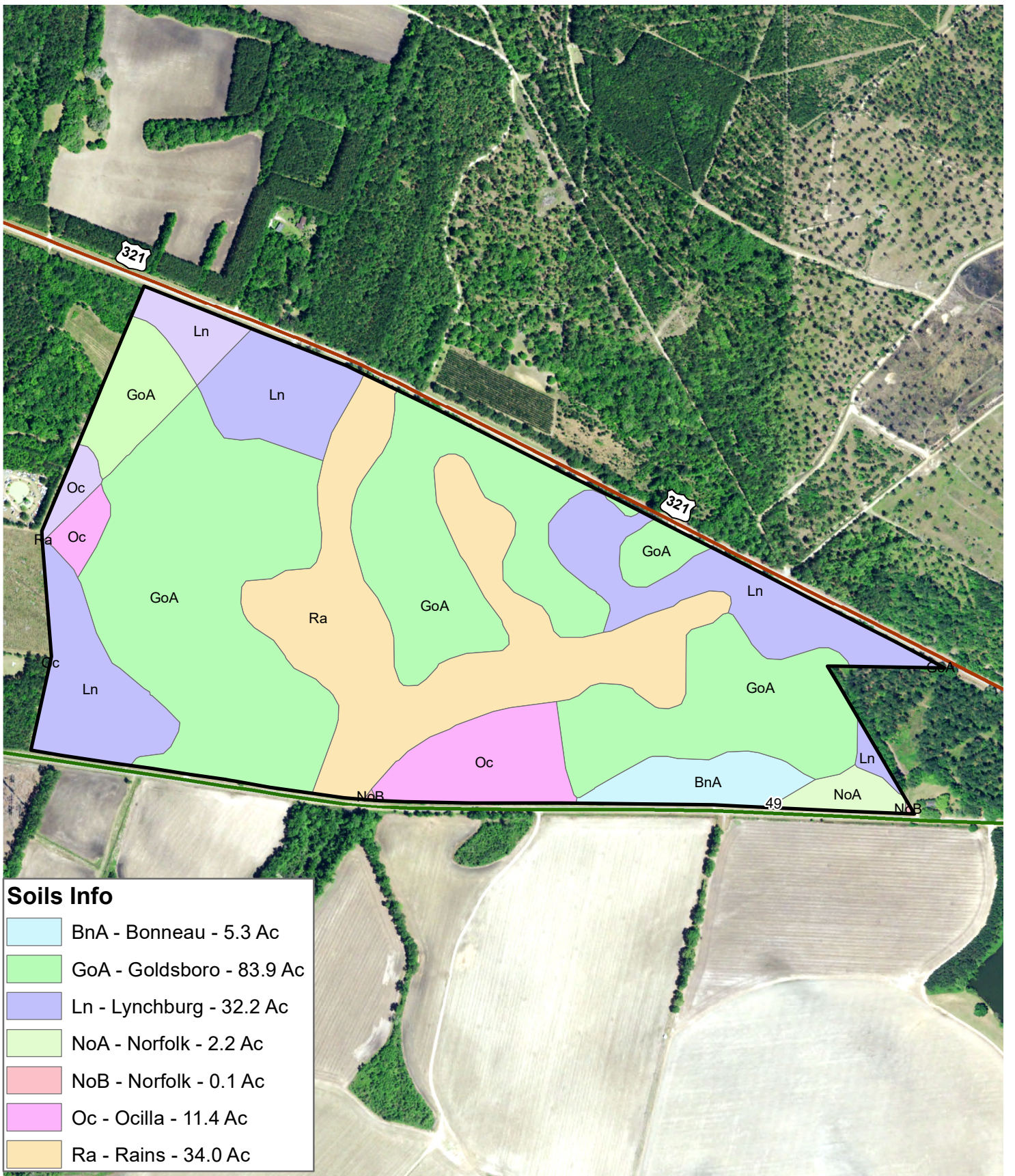
Woodland Map
 Quail Hollow Tract
 167.9 +/- Plat Acres
 Jasper & Hampton Counties, SC
 Date: 7/10/2023










Stand	Stand Type	Est. Year	Acres
1	Longleaf Pine		19.9
2	Planted Loblolly		4.8
3	Planted Loblolly	2016	15.6
4	Planted Loblolly	2019	27.9
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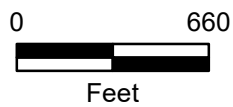
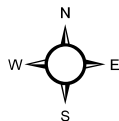


2021 Aerial Photography
 Quail Hollow Tract
 167.9 +/- Plat Acres
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Soils Info

	BnA - Bonneau - 5.3 Ac
	GoA - Goldsboro - 83.9 Ac
	Ln - Lynchburg - 32.2 Ac
	NoA - Norfolk - 2.2 Ac
	NoB - Norfolk - 0.1 Ac
	Oc - Ocilla - 11.4 Ac
	Ra - Rains - 34.0 Ac



Soils Map
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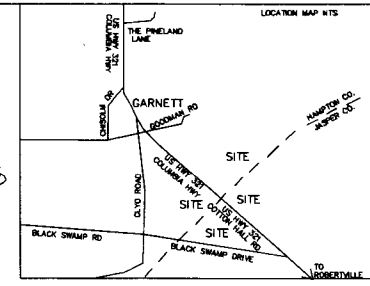
REFERENCE

HAMPTON COUNTY:
 1.) PLAT BOOK 6 PAGE 180
 2.) PLAT BOOK 8 PAGE 183
 3.) PLAT BOOK 27 PAGE 281
 4.) PLAT CABINET A SLIDE 14
 SHEET 1
 5.) SLOOT HIGHWAY PLANS
 FED. AID PROJ. # 5.352
 6.) PLAT CABINET A SLIDE B5
 SHEET 4
 7.) PLAT CABINET A SLIDE 100
 SHEET 9
 8.) PLAT BOOK 20 PAGE 457
 9.) PLAT BOOK 13 PAGE 186

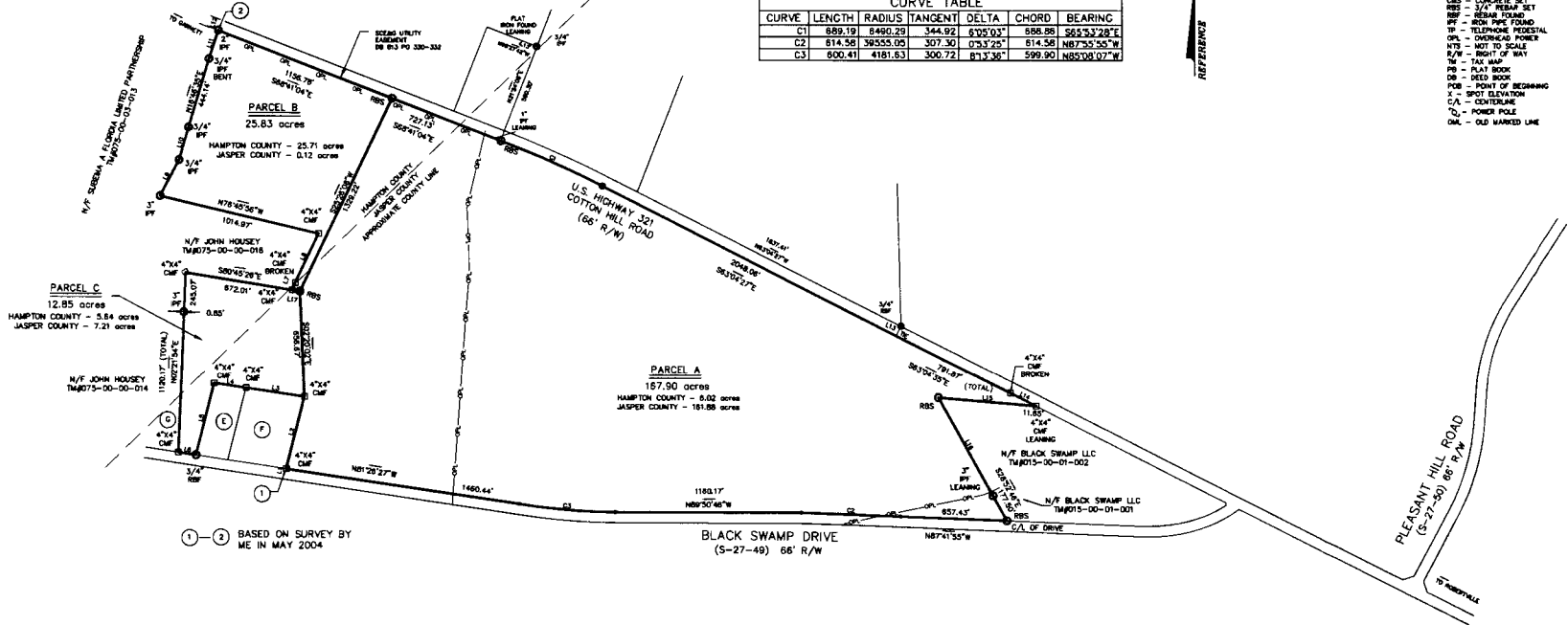
JASPER COUNTY:
 1.) DEED BOOK 811 PAGE 159-166
 2.) DEED BOOK 811 PAGE 151-158
 3.) PLAT BOOK 32 PAGE 358

HAMPTON COUNTY JASPER COUNTY
 TM#075-00-00-022 TM#018-00-01-001 (A PORTION)
 TM#075-00-00-018 TM#015-00-02-052
 TM#075-00-00-019 TM#001-00-00-002
 TM#075-00-00-017 TM#001-00-00-003
 TM#075-00-00-020 TM#002-00-03-003
 TM#075-00-00-021 TM#002-00-03-004
 TM#075-00-00-015 TM#002-00-03-001
 TM#001-00-00-004

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.55	N14°08'39"E
L2	482.48	N14°08'39"E
L3	366.82	S81°34'02"E
L4	200.06	S81°32'11"E
L5	461.23	N14°11'02"E
L6	113.17	S81°27'18"E
L7	49.28	N23°21'12"E
L8	138.40	N23°28'38"E
L9	252.95	S27°45'49"W
L10	213.20	S16°46'35"W
L11	185.79	S16°16'16"W
L12	0.43	N23°18'16"W
L13	66.00	S20°55'33"W
L14	178.42	S63°03'24"E
L15	605.84	N85°02'31"W
L16	696.43	S28°52'38"E
L17	50.08	S80°45'08"E
L82	66.00	S21°02'06"W



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	689.19	8480.29	344.92	61°05'03"	588.88	S65°33'28"E
C2	614.58	39555.05	307.30	07°37'25"	614.58	N87°35'55"W
C3	600.41	4181.63	300.72	81°13'38"	599.90	N85°08'07"W



LEGEND:
 CIP - CONCRETE FOUND
 CMB - CONCRETE SET
 RFB - REBAR FOUND
 RFF - REBAR FOUND
 RFP - REBAR FOUND
 TP - TELEPHONE PEDESTAL
 CPE - OVERHEAD POWER
 NTS - NOT TO SCALE
 N/W - NORTH OF WAY
 T/M - TAX MAP
 P/B - PLAT BOOK
 O/B - DEED BOOK
 H/B - POINT OF BEGINNING
 X - SPOT ELEVATION
 C/L - CENTERLINE
 P/L - POWER POLE
 O.M. - OLD MARKED LINE

- JASPER COUNTY ADJOINERS:
- (E) N/F MT. ZION METHODIST CHURCH
TM#002-00-03-002
 - (F) N/F WOODROW HOUSEY & BONELL HOUSEY
TM#002-00-03-005
 - (G) N/F JOHN HOUSEY
TM#002-00-03-006

NOTES:
 1. THIS PLAT WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH

JOB # 11030SD-BLACKSWAMP
 DATE: DECEMBER 13, 2011

TGS LAND SURVEYING
 162 SECOND AVENUE
 P.O. BOX 2023
 RIDGELAND, S.C. 29936
 Phone 843-726-9117

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCRUMCHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THOMAS G. STANLEY, JR., PLS # 18299

THIS PLAT PREPARED AT THE REQUEST OF
BLACK SWAMP, LLC
 A BOUNDARY SURVEY
 FORMERLY A PORTION OF SWAN HILL PLANTATION,
 BETWEEN ROBERTVILLE AND GARNETT, HAMPTON COUNTY AND JASPER COUNTY,
 SOUTH CAROLINA

