

Peeples Waldburg Tract

307.1 (+/-) Acres in Hampton County, SC

Offered for sale at \$1,533,965 (\$4,995/acre)

This property is protected with a conservation easement with Lowcountry Open Land Trust of Charleston. A copy of the conservation easement is available upon request.

For Showings

Bill Mixon	(803) 842-4602	bill@wisebatten.com
Mary Beth Poston	(803) 625-4256	marybeth@wisebatten.com

Notes:

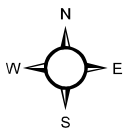
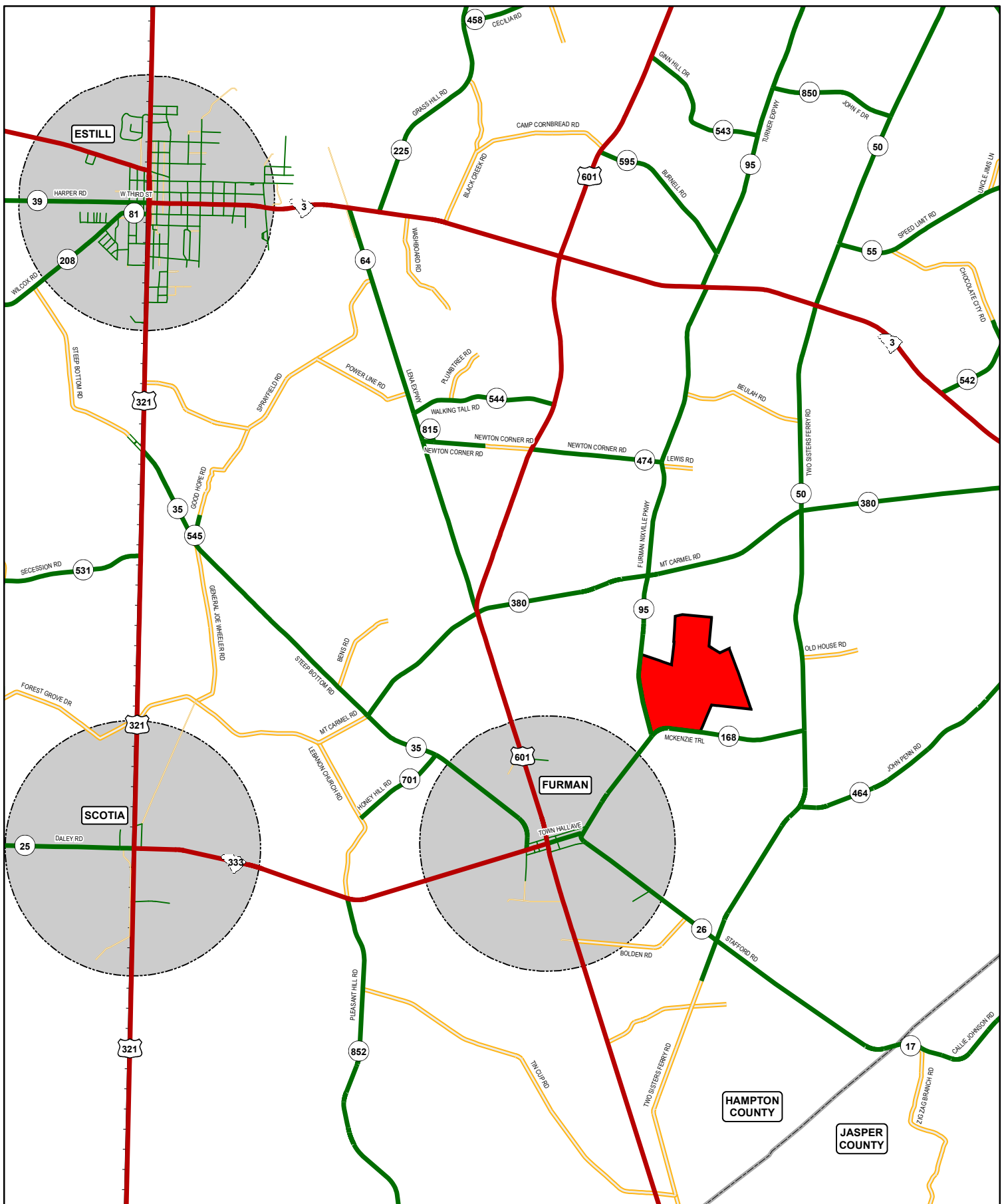
1. This property is jointly listed with Brown Land & Plantation Advisors.
2. This offering is subject to change or withdrawal without notice.
3. We welcome the participation of other brokers.



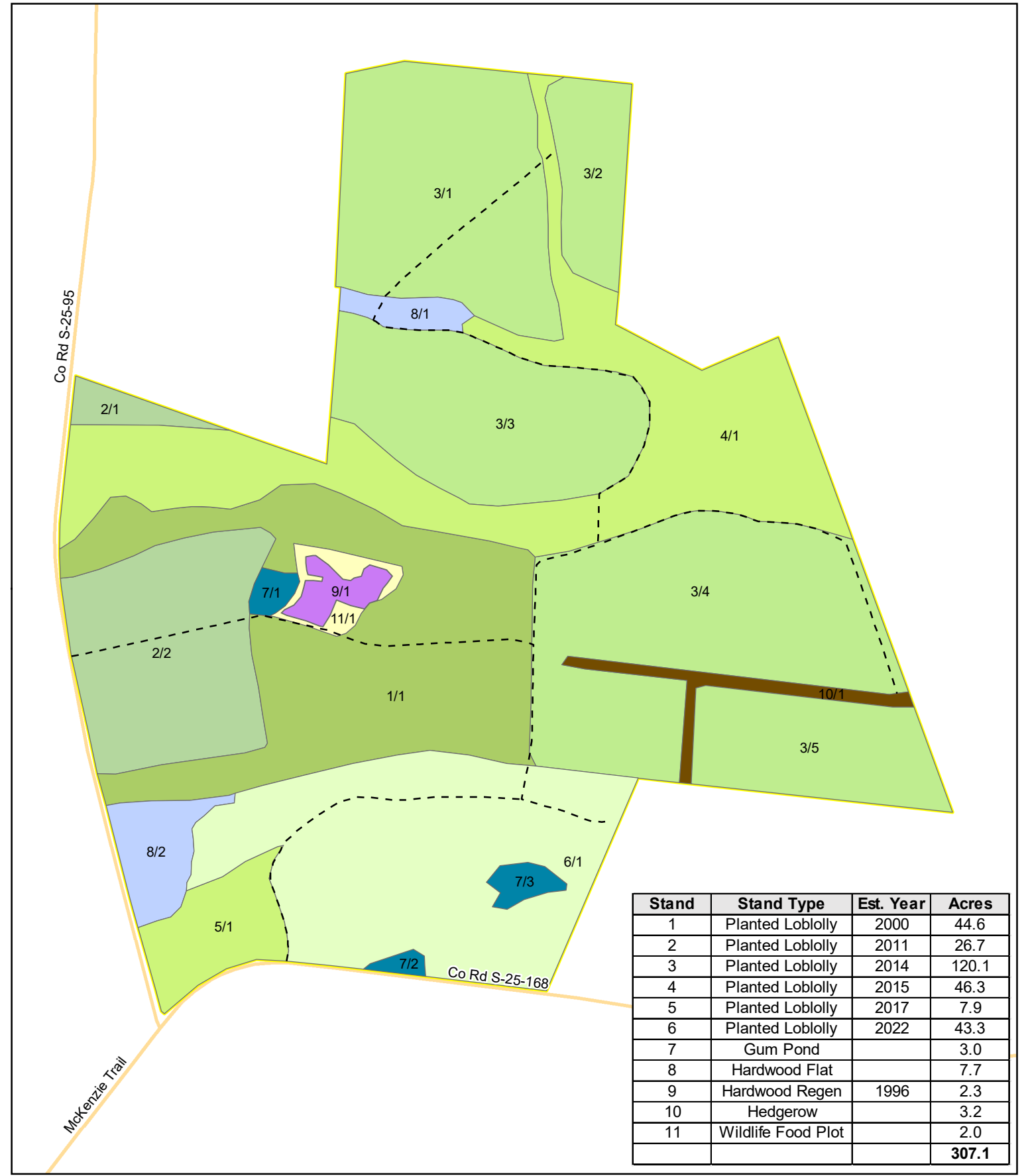
Wise H. Batten
PO Box 445, Estill, SC 29918
(803) 943-6364 – cell
(803) 625-4256 – office
Wisebatten1@gmail.com



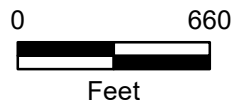
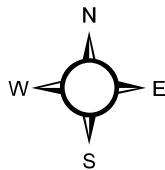
CJ Brown
100 Muirfield Drive
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carljbrownjr@gmail.com



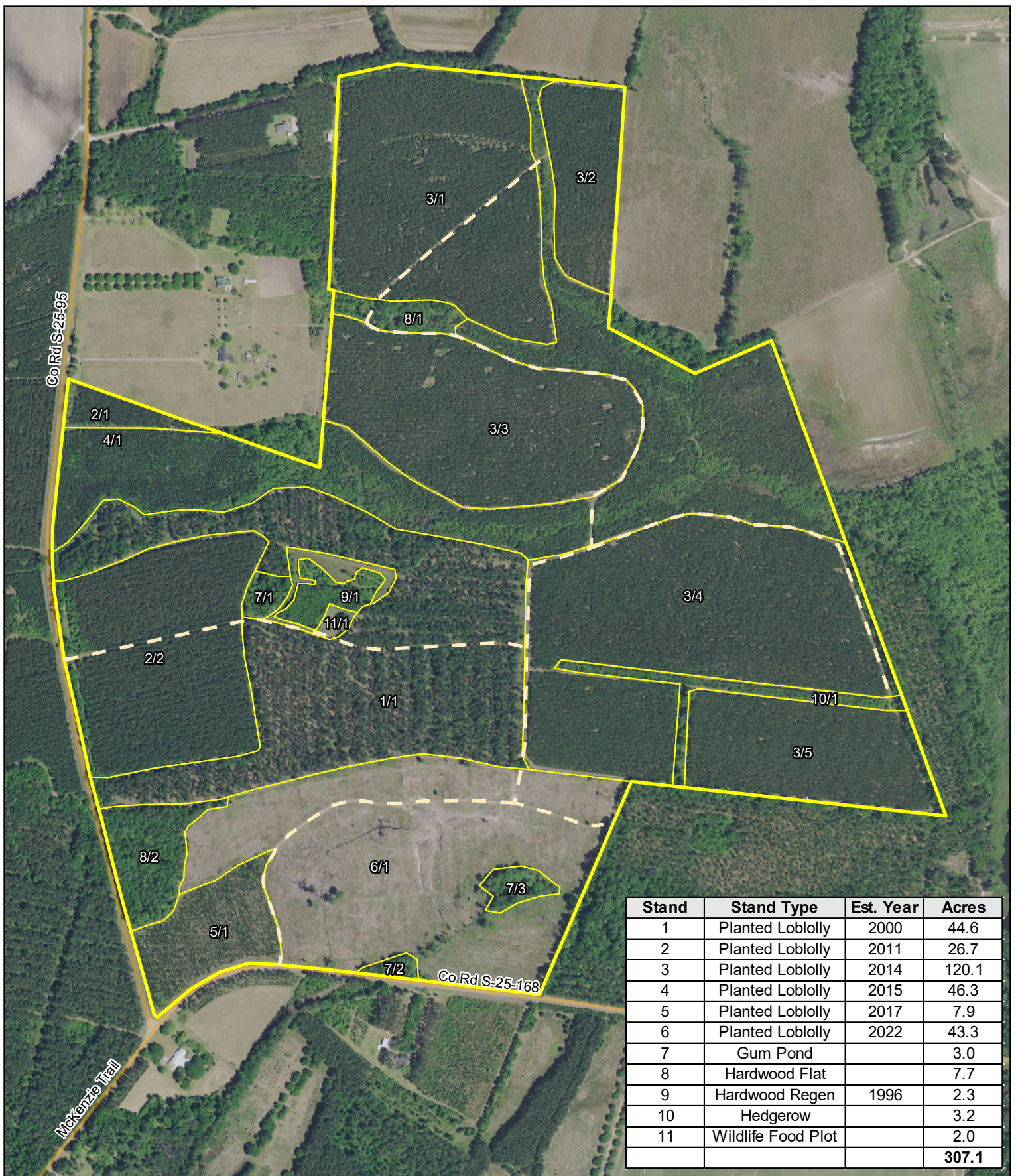
Location Map
 BPB Properties LLC
 Peebles Waldburg Tract
 307.1± Plat Acres
 Hampton County, SC
 June 29, 2017



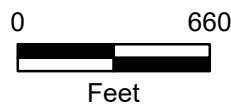
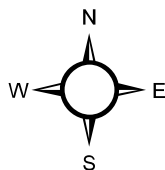
Stand	Stand Type	Est. Year	Acres
1	Planted Loblolly	2000	44.6
2	Planted Loblolly	2011	26.7
3	Planted Loblolly	2014	120.1
4	Planted Loblolly	2015	46.3
5	Planted Loblolly	2017	7.9
6	Planted Loblolly	2022	43.3
7	Gum Pond		3.0
8	Hardwood Flat		7.7
9	Hardwood Regen	1996	2.3
10	Hedgerow		3.2
11	Wildlife Food Plot		2.0
			307.1



Woodland Map
 Peeples Waldburg Tract
 307.1 Plat Acres
 Hampton County, SC
 Date: 7/7/2023



Stand	Stand Type	Est. Year	Acres
1	Planted Loblolly	2000	44.6
2	Planted Loblolly	2011	26.7
3	Planted Loblolly	2014	120.1
4	Planted Loblolly	2015	46.3
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8	Hardwood Flat		7.7
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2021 Aerial Photography
 Peeples Waldburg Tract
 307.1 Plat Acres
 Hampton County, SC
 Date: 7/7/2023

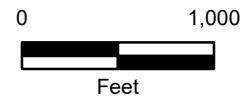
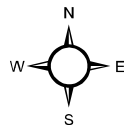
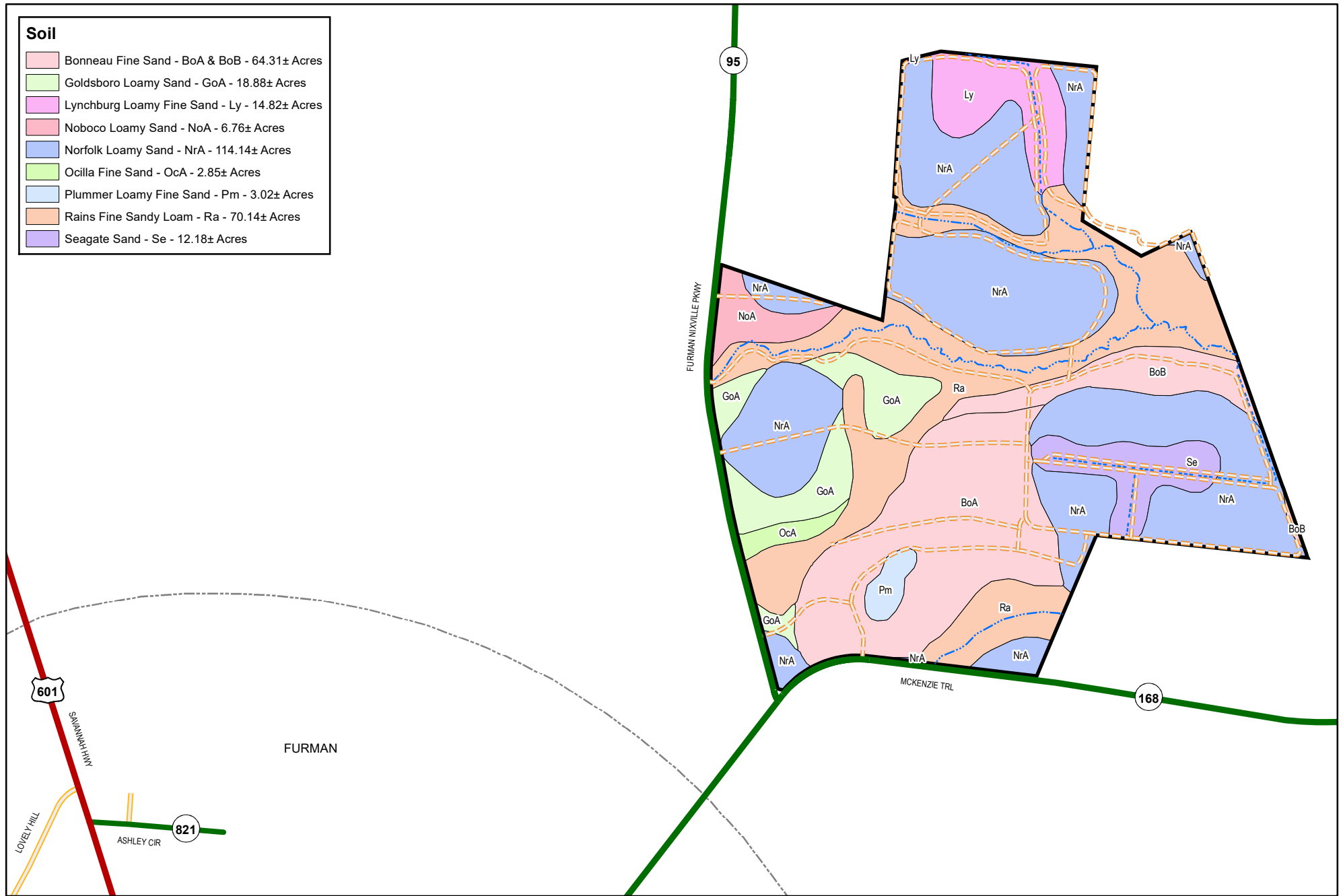
Peeples Waldburg Tract
 Acreage Summary
 July 7, 2023

Stand	Sub Stand	Stand Type	Est. Year	Acres
1	1	Planted Loblolly	2000	44.6
2	1	Planted Loblolly	2011	2.3
2	2	Planted Loblolly	2011	24.4
3	1	Planted Loblolly	2014	30.6
3	2	Planted Loblolly	2014	8.4
3	3	Planted Loblolly	2014	25.8
3	4	Planted Loblolly	2014	40.6
3	5	Planted Loblolly	2014	14.7
4	1	Planted Loblolly	2015	46.3
5	1	Planted Loblolly	2017	7.9
6	1	Planted Loblolly	2022	43.3
7	1	Gum Pond		1.0
7	2	Gum Pond		0.6
7	3	Gum Pond		1.4
8	1	Hardwood Flat		2.3
8	2	Hardwood Flat		5.4
9	1	Hardwood Regen	1996	2.3
10	1	Hedgerow		3.2
11	1	Wildlife Food Plot		2.0
				307.1

Stand	Stand Type	Est. Year	Acres
1	Planted Loblolly	2000	44.6
2	Planted Loblolly	2011	26.7
3	Planted Loblolly	2014	120.1
4	Planted Loblolly	2015	46.3
5	Planted Loblolly	2017	7.9
6	Planted Loblolly	2022	43.3
7	Gum Pond		3.0
8	Hardwood Flat		7.7
9	Hardwood Regen	1996	2.3
10	Hedgerow		3.2
11	Wildlife Food Plot		2.0
			307.1

Soil

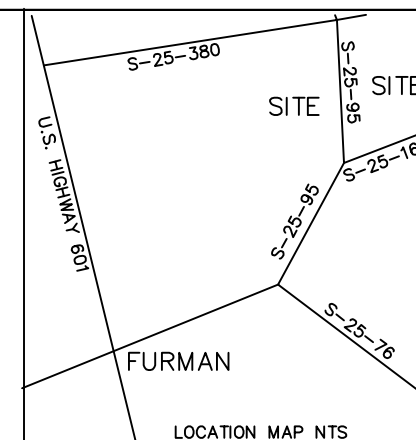
- Bonneau Fine Sand - BoA & BoB - 64.31± Acres
- Goldsboro Loamy Sand - GoA - 18.88± Acres
- Lynchburg Loamy Fine Sand - Ly - 14.82± Acres
- Noboco Loamy Sand - NoA - 6.76± Acres
- Norfolk Loamy Sand - NrA - 114.14± Acres
- Ocilla Fine Sand - OcA - 2.85± Acres
- Plummer Loamy Fine Sand - Pm - 3.02± Acres
- Rains Fine Sandy Loam - Ra - 70.14± Acres
- Seagate Sand - Se - 12.18± Acres



Soil Type Map
 BPB Properties LLC
 Peeples Waldburg Tract
 307.1± Plat Acres
 Hampton County, SC
 June 29, 2017

THIS PLAT PREPARED AT THE REQUEST OF
BPB PROPERTIES LLC

A BOUNDARY SURVEY OF TAX MAP # 090 00-02-001,
TAX MAP # 090-00-00-011, TAX MAP # 090-00-02-033,
& TAX MAP # 090-00-00-013, THE PEEPLES WALDBURG TRACT,
FURMAN AREA, HAMPTON COUNTY, SOUTH CAROLINA



N/F STEEP BOTTOM BAPTIST CHURCH
TM# 090-00-00-014
PB 8 PG 73

N/F WILIAM BENJAMIN
HADWIN, JR.
TM# 090-00-00-003
DB 364 PG 252

N/F FRANCIS EUGENE LIGHTSEY
TM# 089-00-00-037
DB 168 PG 239

N/F DOROTHY C. ZYGADCO
TM#090-00-00-018
DB 178 PG 117
PB 20 PG 519

N/F LISA C. NETTLES
TM#090-00-00-004
DB 178 PG 120
PB 20 PG 519

N/F JUNE C. CAUSEY
TM#090-00-00-005
DB 177 PG 145
PB 18 PG 40

N/F RALPH C. CAUSEY, SR.
TM#089-00-00-060
DB 65 PG 77

N/F BETTY C. MIXON
TM#108-00-00-009
DB 155 PG 209
A PLAT FOR BETTY C. MIXON &
ROBERT C. MIXON, JR. BY
ROY L. GREEN DATED 3-19-98

N/F OTHELIA B. TUTEN
TM#109-00-00-001
WB 5 PG 364
AN UNRECORDED PLAT
FOR S.W. TUTEN
SURVEYED BY J.O. TUTEN
DATED 11/10/21

N/F LILLIAN P. SOLOMONS
TM#109-00-00-016
DB 190 PG 122
PB 20 PG 791

N/F JULIA M. JONES
TM#090-00-00-006
DB 171 PG 283
PB 5 PG 130

N/F RAY DENNIS COOPER
TM# 090-00-02-004
DB 115 PG 334

N/F YOUMANS LTD. PARTNERSHIP TWO
TM# 090-00-02-032
DB 131 PG 205-214
PC A-14-6

PARCEL A
307.10 acres

PARCEL B
279.89 acres

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.27	N78°25'27"W
L2	89.71	S11°31'07"W
TIE L3	51.33	S05°54'51"W
L4	0.97	S70°59'56"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	736.97	743.27	401.97	56°48'37"	707.15	S68°11'01"W
C2	303.70	5872.85	151.88	2°57'46"	303.66	N12°41'52"W
C3	307.82	5938.85	153.95	2°58'11"	307.79	S12°41'50"E
C4	562.34	1786.39	283.51	18°02'10"	560.02	N01°50'04"W
C5	582.91	1852.39	293.88	18°01'47"	580.51	S01°49'56"E

- LEGEND:
- CMF - CONCRETE FOUND
 - CMS - CONCRETE SET
 - RBS - 3/4" REBAR SET
 - RBF - REBAR FOUND
 - IPF - IRON PIPE FOUND
 - TP - TELEPHONE PEDESTAL
 - OPL - OVERHEAD POWER
 - NTS - NOT TO SCALE
 - R/W - RIGHT OF WAY
 - TM - TAX MAP
 - PB - PLAT BOOK
 - DB - DEED BOOK
 - POB - POINT OF BEGINNING
 - X - SPOT ELEVATION
 - C/L - CENTERLINE
 - ⊙ - POWER POLE
 - OML - OLD MARKED LINE

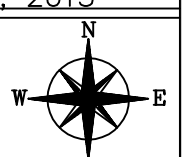
I HEREBY STATE TO THE BEST
OF MY KNOWLEDGE, INFORMATION & BELIEF,
THE SURVEY SHOWN HEREON WAS MADE
IN ACCORDANCE WITH THE REQUIREMENTS
OF THE MINIMUM STANDARDS MANUAL
FOR THE PRACTICE OF LAND SURVEYING
IN SOUTH CAROLINA, AND MEETS OR EXCEEDS
THE REQUIREMENTS FOR A CLASS C SURVEY
AS SPECIFIED THEREIN.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

- REFERENCE:
- 1.) PLAT BOOK 8 PAGE 92
 - 2.) DEED BOOK 163 PAGE 178
 - 3.) SCDOT PLAN FILE 25-384 SHEET 10 OF 22
 - 4.) ALL OTHERS AS SHOWN
 - 5.) PLAT CAB A-14-6
 - 6.) PLAT BOOK 6 PAGE 82

NOTE: BY GRAPHICAL DETERMINATION
This Lot Appears To Lie In A Federal Flood Plain
Zone X & A Minimum Required Elevation n/a & un-numbered Ft. NGVD29
FIRM # 45049C0375C 9/29/2010

JOB # 12056B-15

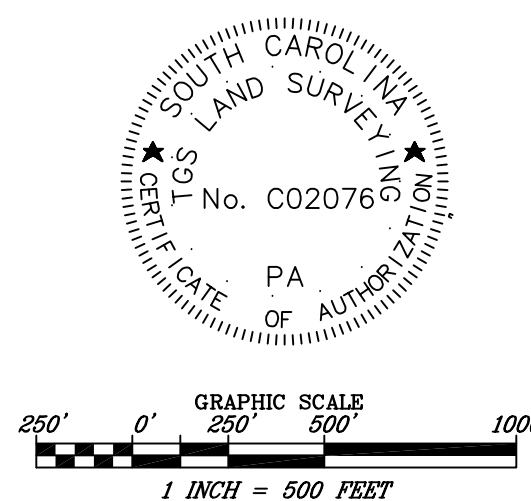
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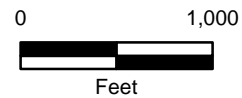
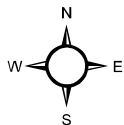
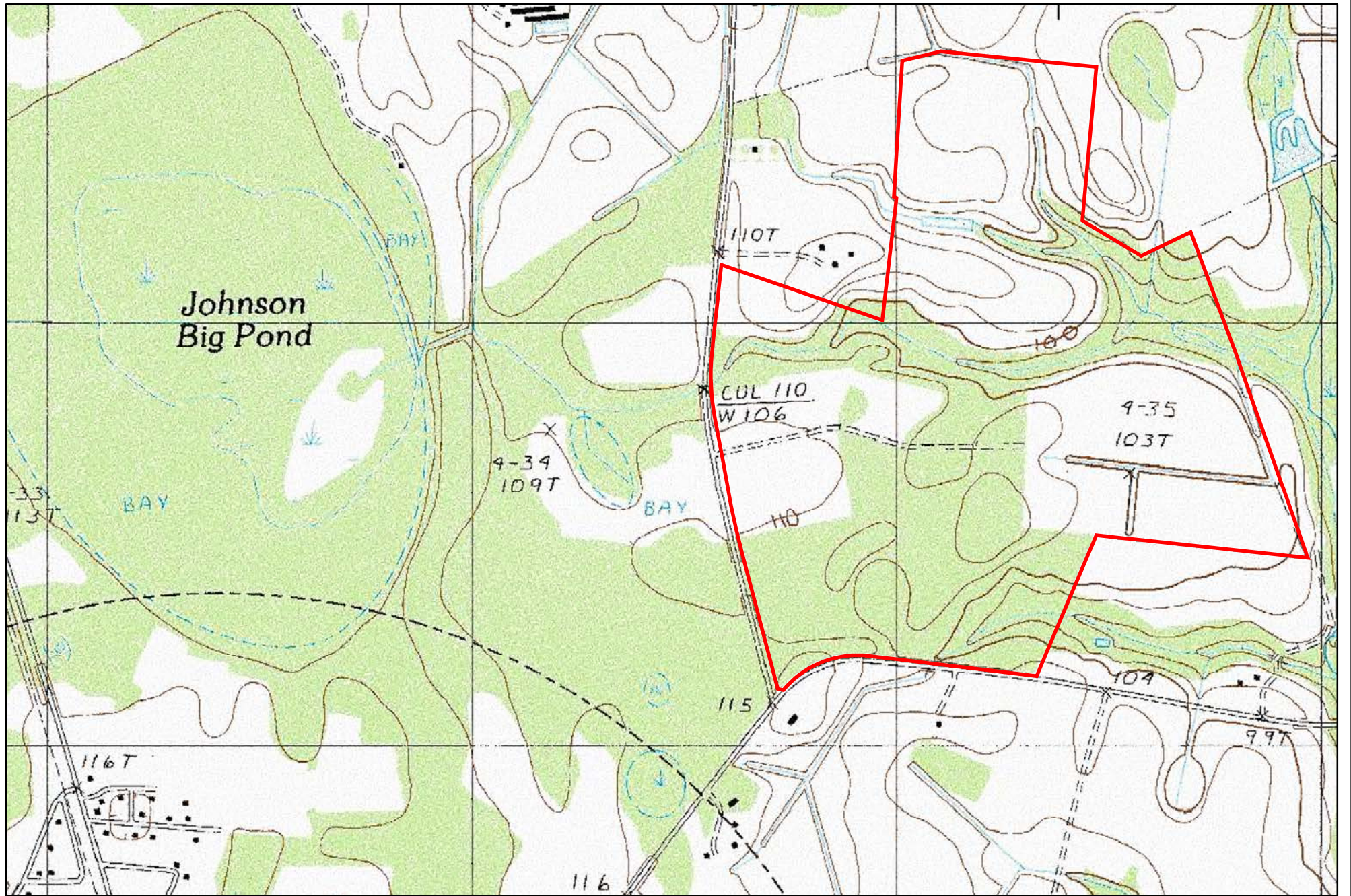


TGS LAND SURVEYING
162 SECOND AVENUE
P.O. BOX 2023
RIDGELAND, S.C. 29936

Phone 843-726-9117

THOMAS G. STANLEY, JR., PLS # 18269





Topographic Map
BPB Properties LLC
Peoples Waldburg Tract
307.1± Plat Acres
Hampton County, SC
June 29, 2017







