Bates Tree Farm

110.6 (+/-) GIS Acres

Barnwell County, South Carolina

Priced at $553,000 ($5,000/acre)

Bates 1	110.6 (+/-) GIS acres	$553,000 ($5,000/acre)
~~Bates 2~~	~~46.4 (+/-) GIS acres~~	~~$232,000 ($5,000/acre)~~ **UNDER CONTRACT**

For Showings

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

Additional Information may be seen at www.wisebatten.com

Notes:

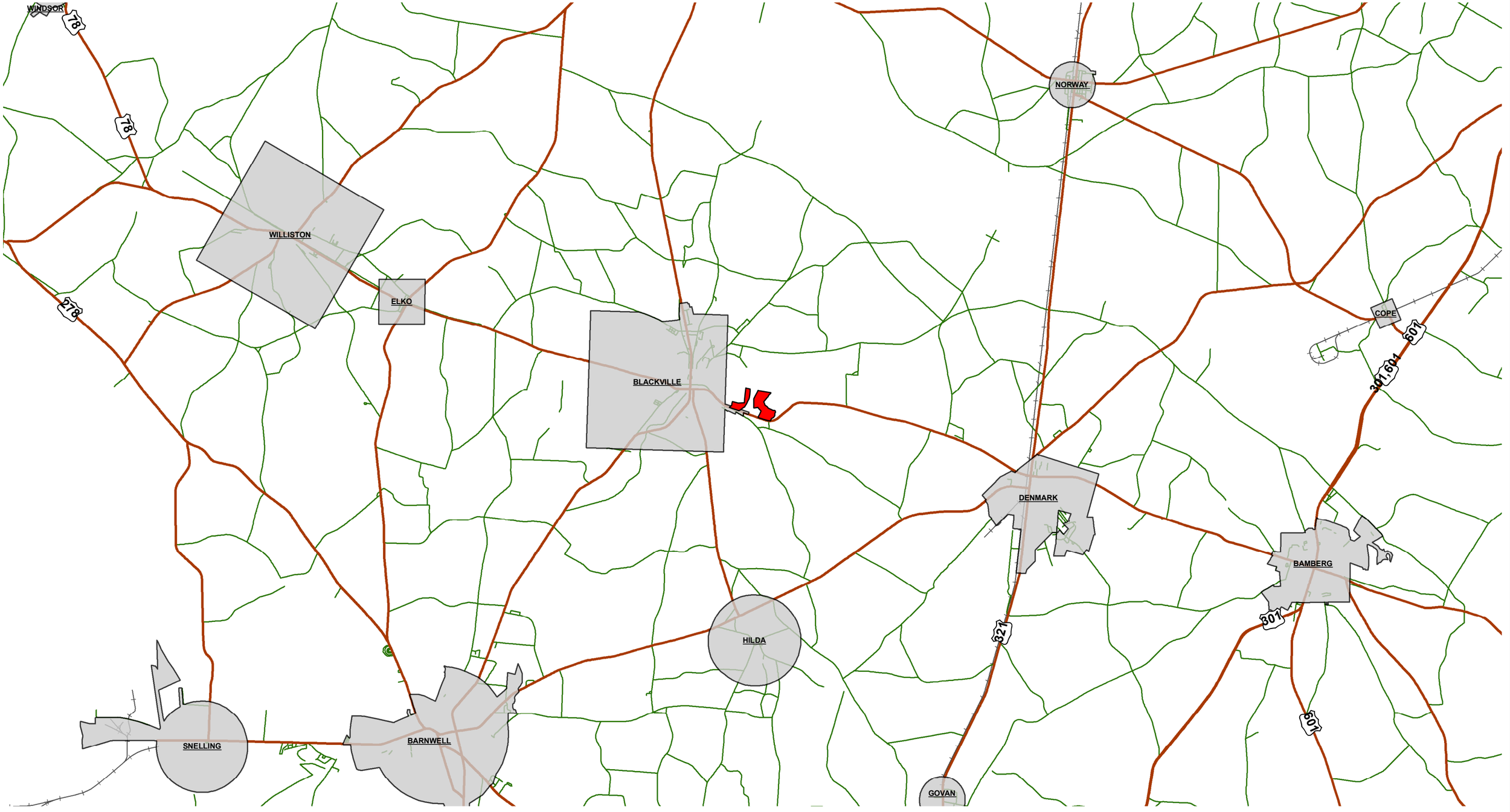
1. This is a joint listing with Brown Land + Plantation Advisors
2. This offering is subject to change or withdrawal without notice.

WISE BATTEN INC.

BROWN
LAND + PLANTATION ADVISORS

Bates Tree Farm – Property Highlights

- 110.6 +/- acres in Barnwell County, South Carolina (46.4 +/- acres of the original 157 acres is under contract)
- Well-stocked with varying ages of merchantable pine and hardwood timber
- Game rich area with excellent hunting opportunities for trophy deer and wild turkeys
- No conservation easements
- Located less than an hour from both downtown Columbia and Aiken, SC



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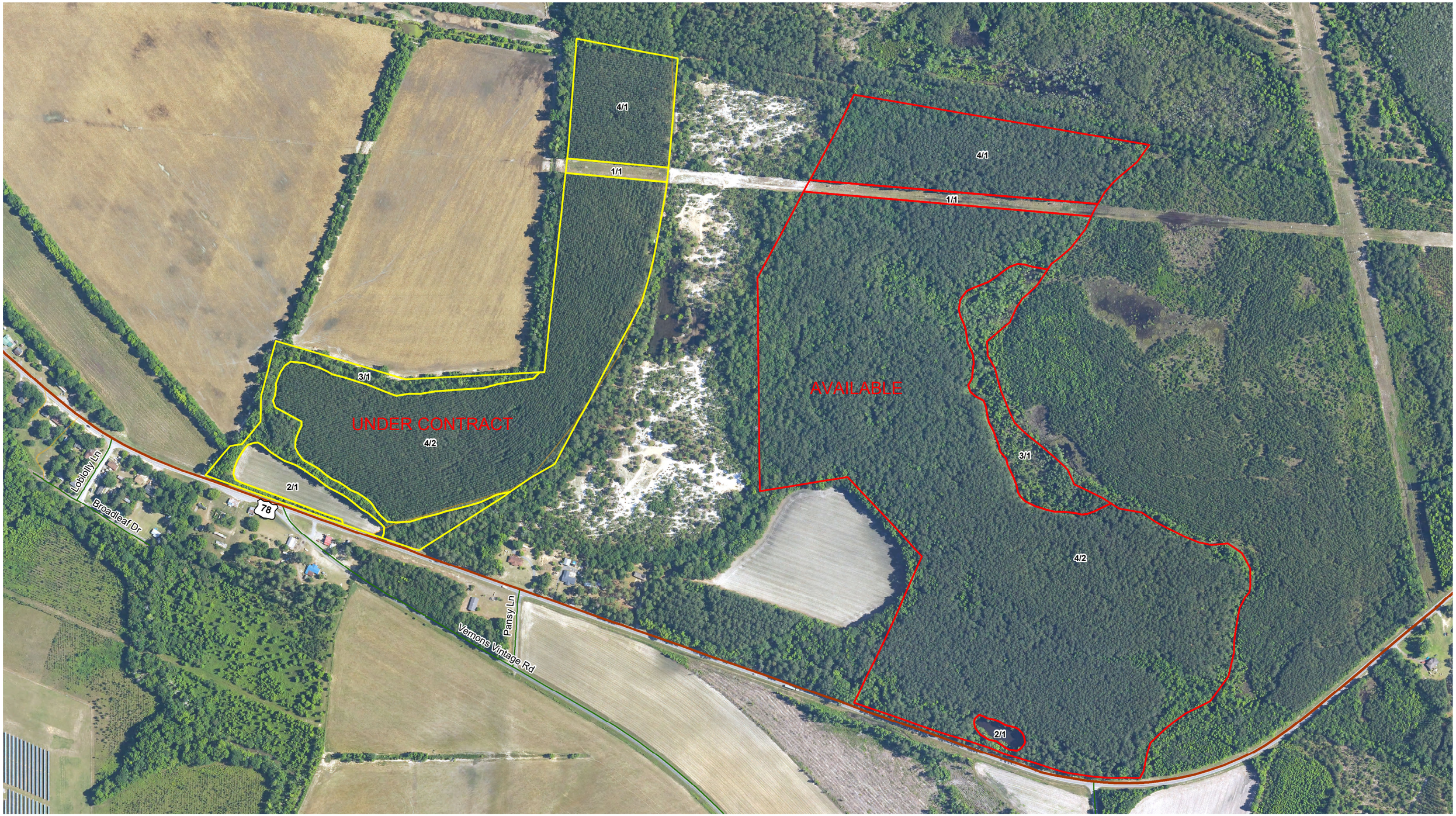
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Legend

- Primary
- Secondary
- Railroad
- MN Bates Tract 1 & 2 Location
- SC Municipal Area

0 2
Miles

Location Map
MN Bates Tract 1 & 2
157.0 +/- GIS Acres
Barnwell County, SC
Date: 2/5/2026



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MN Bates 2 - Stand Data			
Stand Type	Stand	Sub-Stand	Acres
E-ROW	1	1	0.9
Cultivated Field	2	1	2.8
Pine Hardwood Upland	3	1	6.4
Planted Loblolly	4	1	6.9
Planted Loblolly	4	2	29.5
Total Acreage			46.4

N W E S

Legend

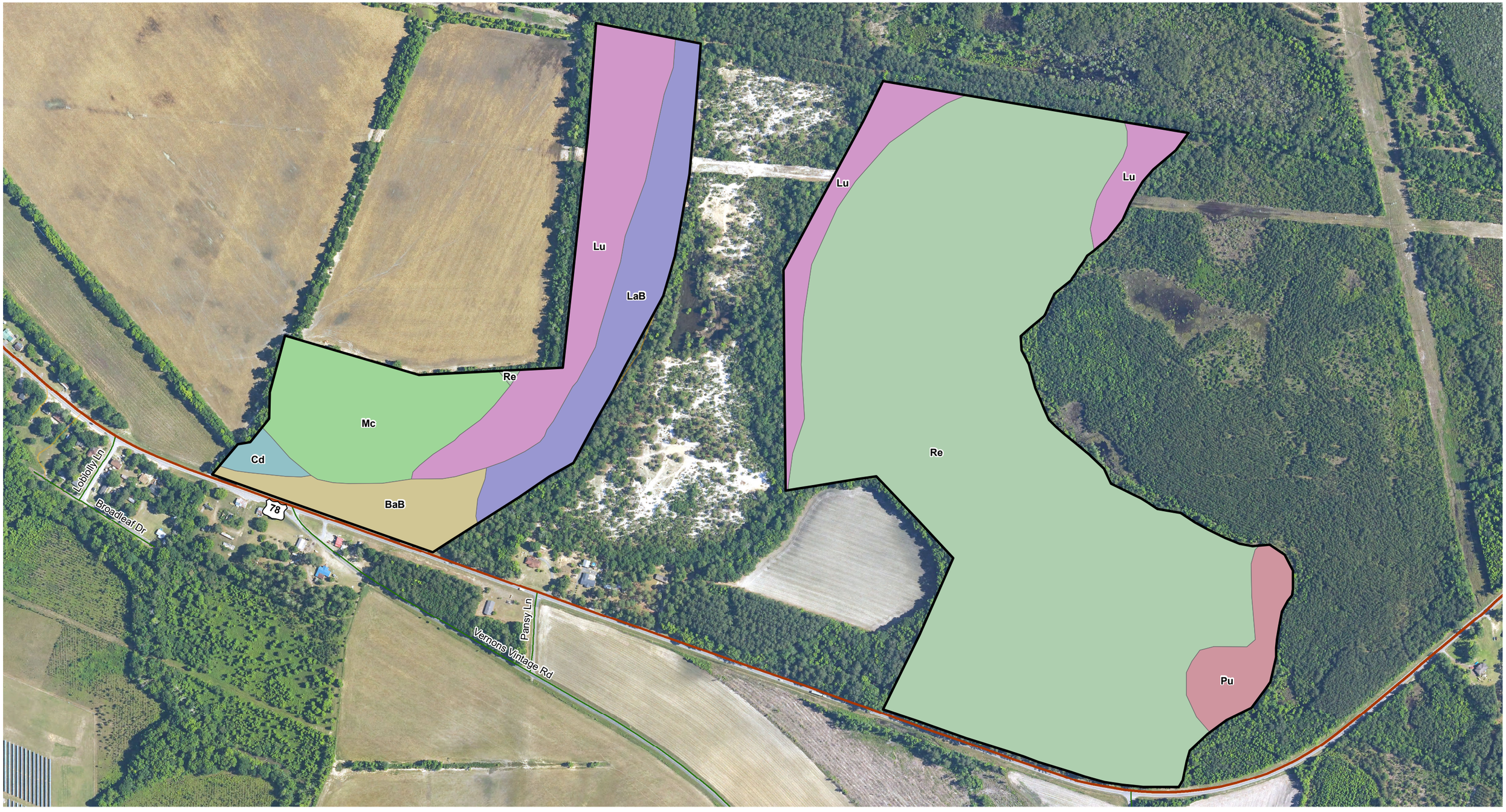
- MN Bates I
- MN Bates II

0 660

Feet

MN Bates 1 - Stand Data			
Stand Type	Stand	Sub-Stand	Acres
E-ROW	1	1	2.1
Borrow Pit	2	1	0.6
Hardwood Flat	3	1	6.1
Planted Loblolly Pine	4	1	13.5
Planted Loblolly Pine	4	2	88.3
Total Acreage			110.6

Stand Map
MN Bates Tract 1 & 2
157.0 +/- GIS Acres
Barnwell County, SC
Date: 2/5/2026
2025 Aerial Photography



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Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
BaB	Blanton sand, 0 to 6 percent slopes	85	6.1	3.89%
Cd	Goldsboro loamy sand	90	1.2	0.76%
LaB	Lakeland sand, 0 to 6 percent slopes	75	11.7	7.45%
Lu	Lumbee loamy sand	94	23.0	14.65%
Mc	McColl loam	87	12.6	8.03%
Pu	Plummer loamy sand	91	4.9	3.12%
Re	Rembert loam	90	97.5	62.10%
Site Index Representative of Loblolly Pine			**157.0**	**100.00%**

0 660
Feet

Soils Map
MN Bates Tract 1 & 2
157.0 +/- GIS Acres
Barnwell County, SC
Date: 2/5/2026
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