# Crocketville Farms

1,503 (+/-) Acres

Hampton County, SC

Offered at $9,018,000 ($6,000/acre)

*There are no conservation easements on this property*

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***Shown by appointment only***

For Showings


| | | |
|---|---|---|
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| Mary Beth Crapse | (803) 942-3824 | marybeth@wisebatten.com |


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Notes:

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

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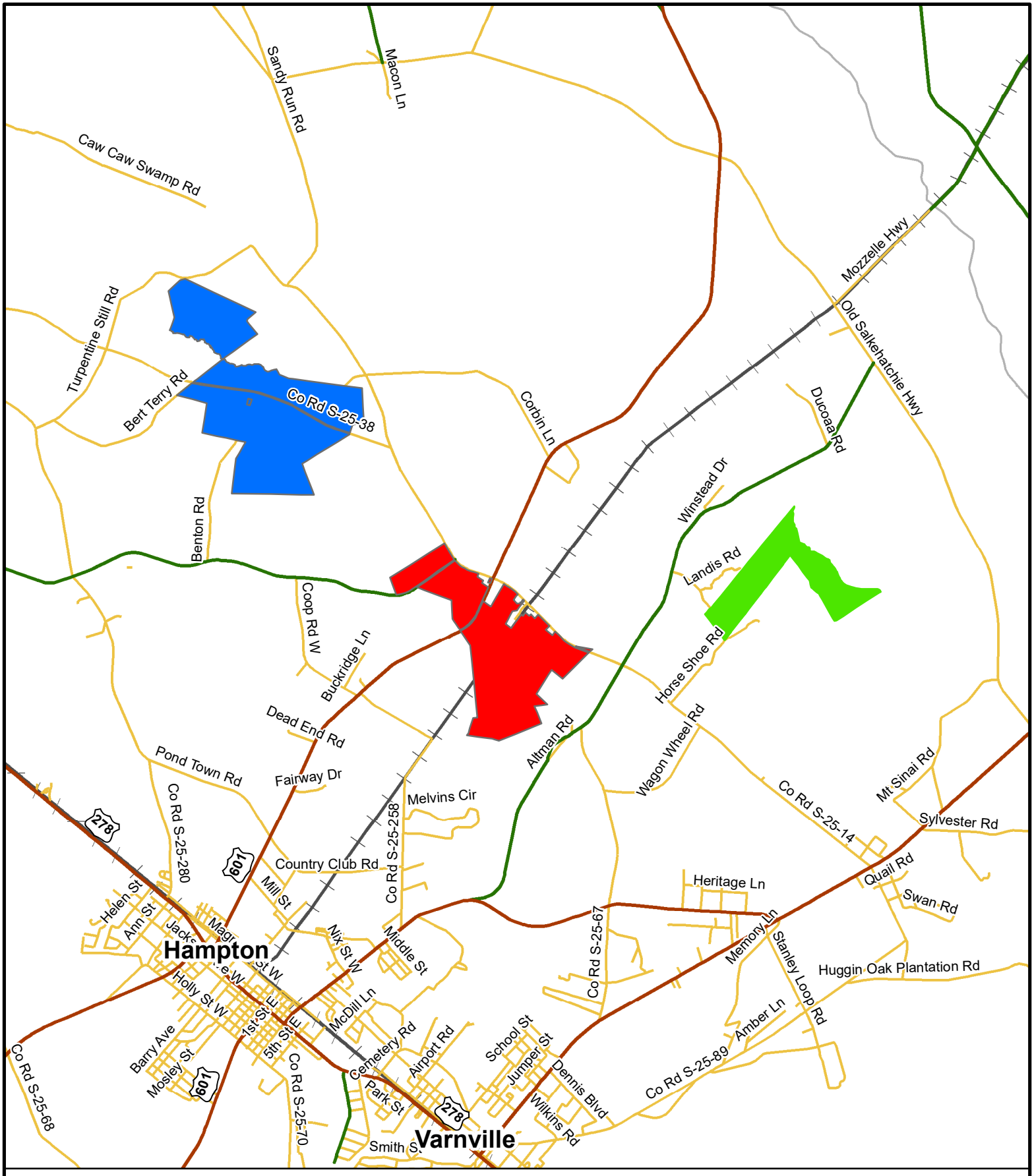
BROWN
LAND + PLANTATION ADVISORS

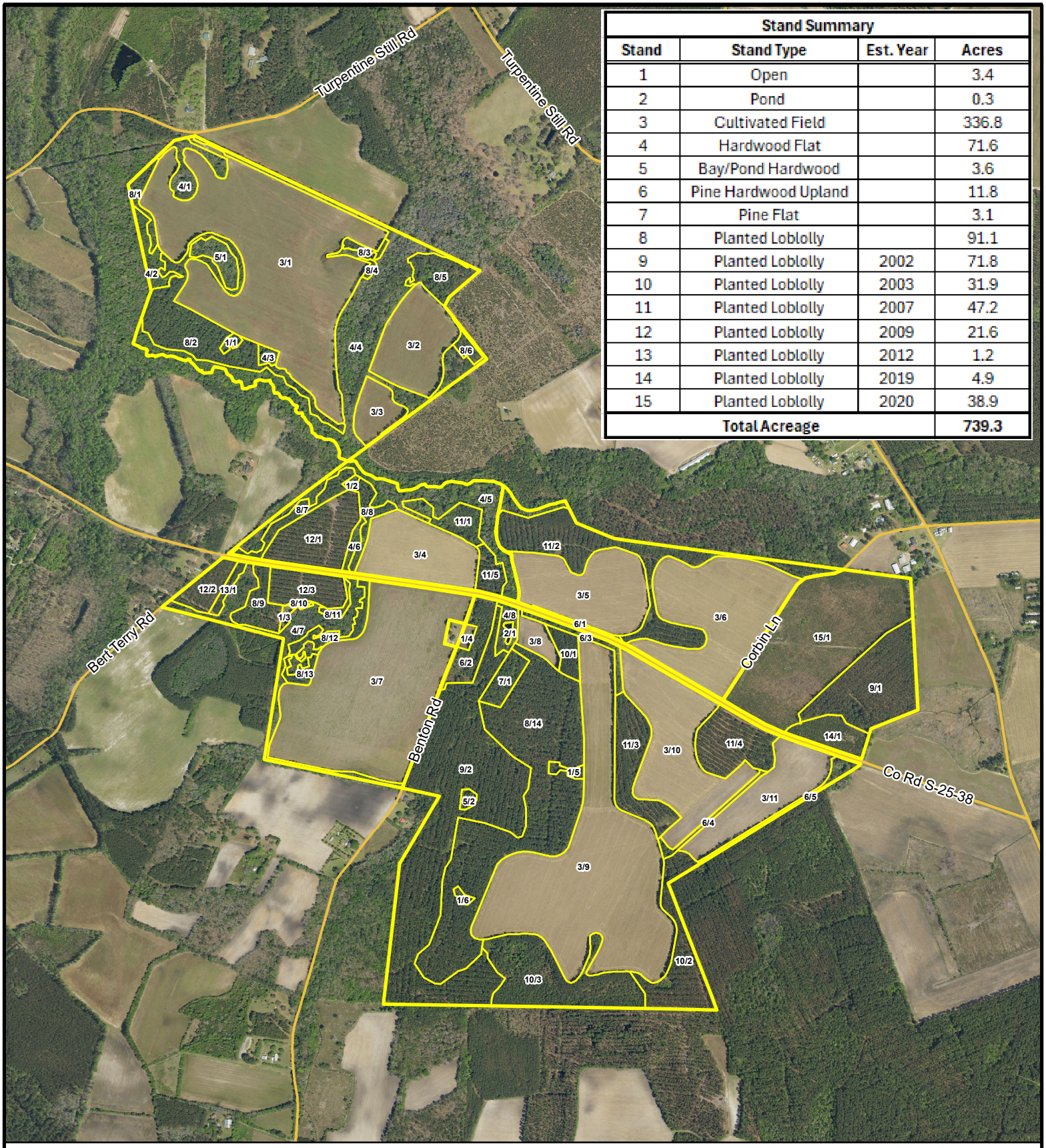
Crocketville Farms – Property Highlights

- 1,503 +/- acres near Crocketville, SC in Hampton County
- This property is incredibly well-managed and attractive
- 363 +/- acres of tillable farmland
- 670 (+/-) acres of planted loblolly pine
- 162 (+/-) acres of planted longleaf pine
- Excellent deer and turkey populations
- Very productive soils both for timberland and cropland portions
- Timber details will be provided only to prospective buyers who we deem to be financially capable and seriously interested parties

- 5 +/- miles to Hampton, SC
- 50 +/- miles to Beaufort, SC
- 61 +/- miles to Bluffton, SC
- 65 +/- miles to Savannah, GA
- No conservation easements

***Note to Brokers*: To be eligible for any commission offered by the Seller when purchasing a property listed by Wise Batten, Inc., a cooperating broker must be identified at the time of initial contact and must be present at the initial showing. If these conditions are not met, any cooperating broker compensation will be at the sole discretion of Wise Batten, Inc. Buyers are free to engage and compensate their own brokers independently.**


Sandy Run Rd
Macon Ln
Caw Caw Swamp Rd
Turpentine Still Rd
Bert Terry Rd
Co Rd S-25-38
Benton Rd
Corbin Ln
Mozzelle Hwy
Old Salkehatchie Hwy
Ducoaa Rd
Winstead Dr
Landis Rd
Horse Shoe Rd
Wagon Wheel Rd
Altman Rd
Coop Rd W
Buckridge Ln
Dead End Rd
Pond Town Rd
Fairway Dr
Co Rd S-25-280
Co Rd S-25-258
Melvins Cir
Country Club Rd
Mill St
Helen St
Ann St
Hampton
Holly St W
Nix St W
Middle St
McDill Ln
Cemetery Rd
Airport Rd
Park St
Smith St
Varnville
Barry Ave
Mosley St
Co Rd S-25-68
Co Rd S-25-70
School St
Jumper St
Dennis Blvd
Wilkins Rd
Co Rd S-25-67
Heritage Ln
Memory Ln
Stanley Loop Rd
Huggin Oak Plantation Rd
Co Rd S-25-89
Amber Ln
Co Rd S-25-14
Mt Sinai Rd
Sylvester Rd
Quail Rd
Swan Rd
278
601
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Crocketville West
Crocketville East
Whippy Ridge
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Miles
WISE BATTEN INC.
Location Map
Crocketville Farms
West, East, Whippy Ridge
Hampton County, SC
Date: 5/24/2024
2023 Aerial Photography



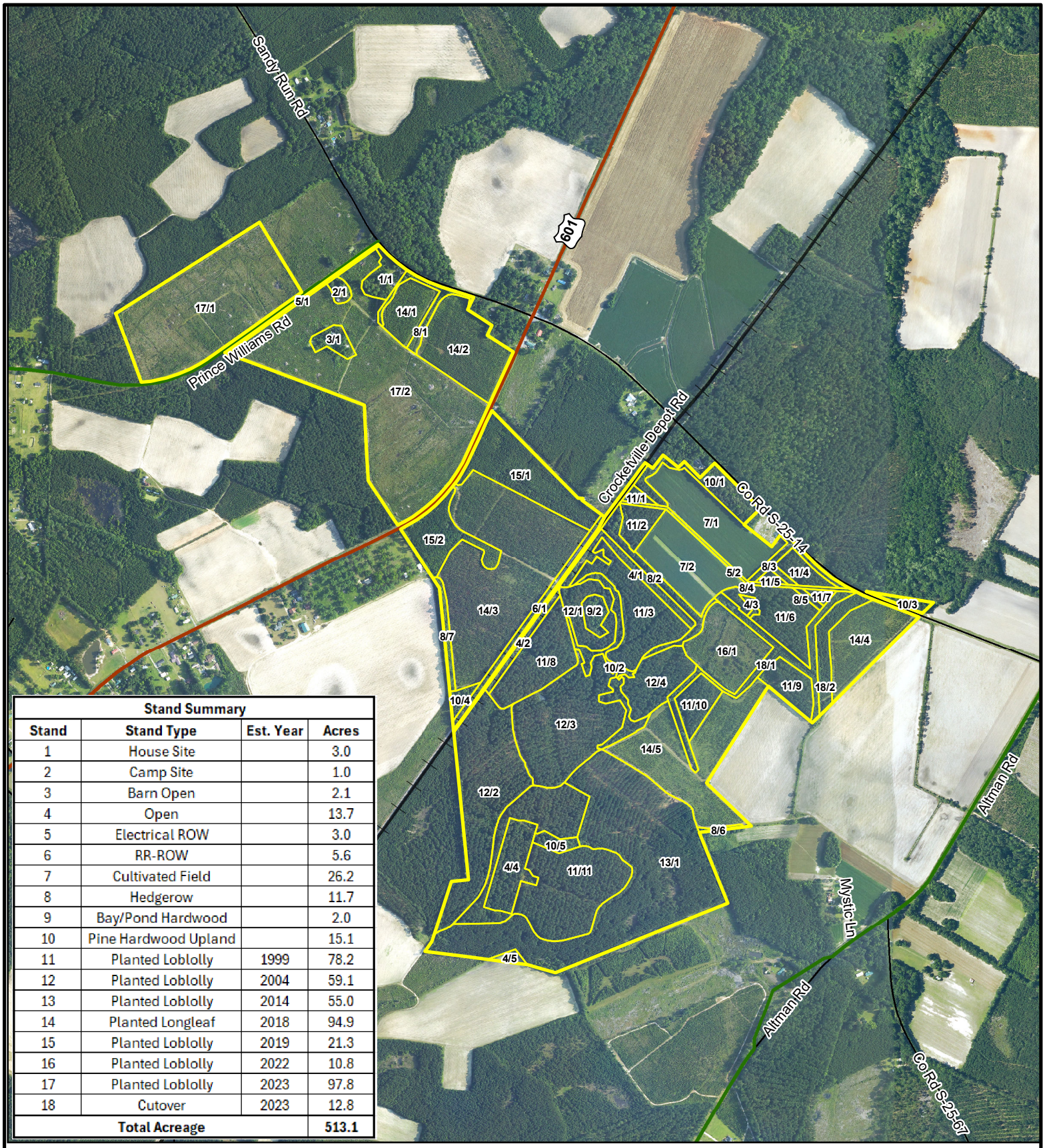

| Stand Summary | | | |
|---|---|---|---|
| Stand | Stand Type | Est. Year | Acres |
| 1 | Open | | 3.4 |
| 2 | Pond | | 0.3 |
| 3 | Cultivated Field | | 336.8 |
| 4 | Hardwood Flat | | 71.6 |
| 5 | Bay/Pond Hardwood | | 3.6 |
| 6 | Pine Hardwood Upland | | 11.8 |
| 7 | Pine Flat | | 3.1 |
| 8 | Planted Loblolly | | 91.1 |
| 9 | Planted Loblolly | 2002 | 71.8 |
| 10 | Planted Loblolly | 2003 | 31.9 |
| 11 | Planted Loblolly | 2007 | 47.2 |
| 12 | Planted Loblolly | 2009 | 21.6 |
| 13 | Planted Loblolly | 2012 | 1.2 |
| 14 | Planted Loblolly | 2019 | 4.9 |
| 15 | Planted Loblolly | 2020 | 38.9 |
| Total Acreage | | | 739.3 |

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Stand Map
Harvey Farms, Inc.
Crocketville West Tract
739.3 +/- GIS Acres
Hampton County, SC
Date: 8/15/2025



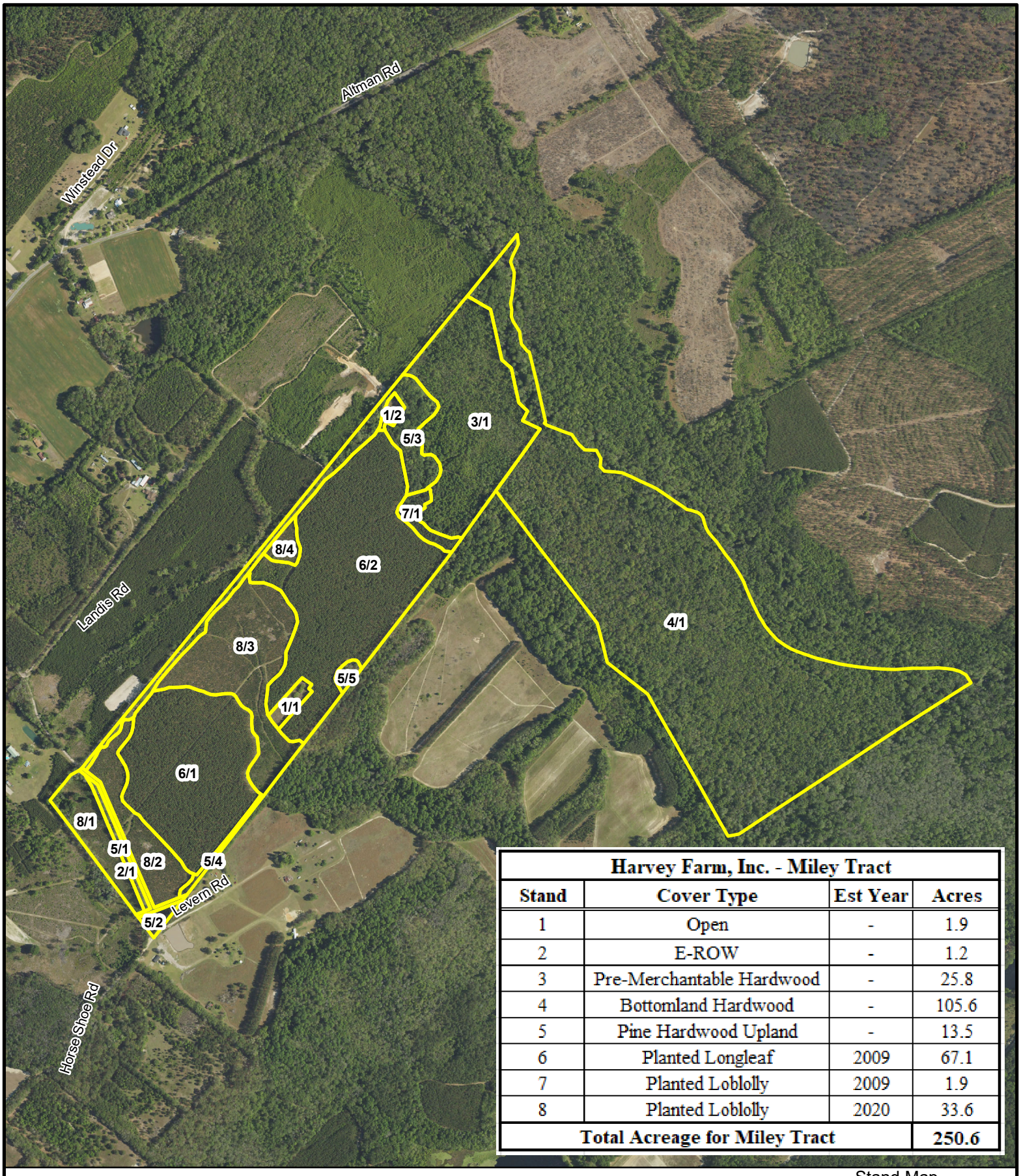

| Stand Summary | | | |
|---|---|---|---|
| **Stand** | **Stand Type** | **Est. Year** | **Acres** |
| 1 | House Site | | 3.0 |
| 2 | Camp Site | | 1.0 |
| 3 | Barn Open | | 2.1 |
| 4 | Open | | 13.7 |
| 5 | Electrical ROW | | 3.0 |
| 6 | RR-ROW | | 5.6 |
| 7 | Cultivated Field | | 26.2 |
| 8 | Hedgerow | | 11.7 |
| 9 | Bay/Pond Hardwood | | 2.0 |
| 10 | Pine Hardwood Upland | | 15.1 |
| 11 | Planted Loblolly | 1999 | 78.2 |
| 12 | Planted Loblolly | 2004 | 59.1 |
| 13 | Planted Loblolly | 2014 | 55.0 |
| 14 | Planted Longleaf | 2018 | 94.9 |
| 15 | Planted Loblolly | 2019 | 21.3 |
| 16 | Planted Loblolly | 2022 | 10.8 |
| 17 | Planted Loblolly | 2023 | 97.8 |
| 18 | Cutover | 2023 | 12.8 |
| **Total Acreage** | | | **513.1** |

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Stand Map
Harvey Farm, Inc.
Crocketville East Tract
513.1 +/- GIS Acres
Hampton County, SC
Date: 6/17/2026
2025 Aerial Photography




| Harvey Farm, Inc. - Miley Tract | | | |
|---|---|---|---|
| **Stand** | **Cover Type** | **Est Year** | **Acres** |
| 1 | Open | - | 1.9 |
| 2 | E-ROW | - | 1.2 |
| 3 | Pre-Merchantable Hardwood | - | 25.8 |
| 4 | Bottomland Hardwood | - | 105.6 |
| 5 | Pine Hardwood Upland | - | 13.5 |
| 6 | Planted Longleaf | 2009 | 67.1 |
| 7 | Planted Loblolly | 2009 | 1.9 |
| 8 | Planted Loblolly | 2020 | 33.6 |
| **Total Acreage for Miley Tract** | | | **250.6** |

WISE BATTEN INC.

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Stand Map
Whippy Ridge Tract
251.4 +/- Tax Acres
250.6 +/- GIS Acres
Hampton County, SC
Date: 5/24/2024
2023 Aerial Photography



















