

Crocketville Farms

1,520.16 (+/-) Acres

Hampton County, SC

Offered at \$9,120,960 (\$6,000/acre)

There are no conservation easements on this property

Shown by appointment only

For Showings

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Notes:

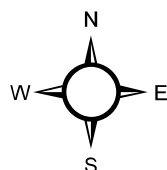
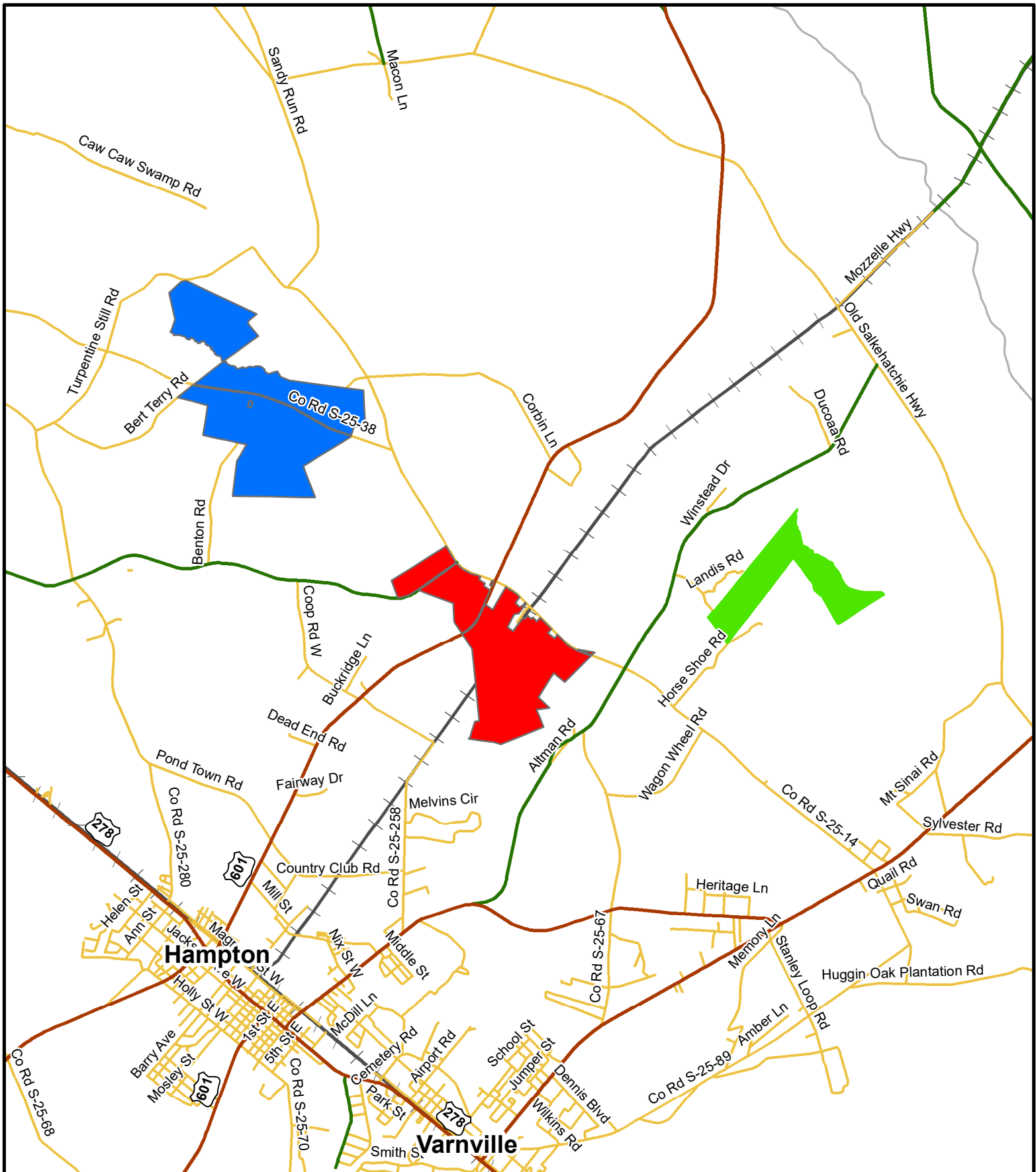
1. This is a joint listing with Brown Land + Plantation Advisors
2. This offering is subject to change or withdrawal without notice.



Crocketville Farms – Property Highlights

- 1,520.16 +/- acres near Crocketville, SC in Hampton County (27.761 acres of the original East tract has been sold).
 - 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
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- 5 +/- miles to Hampton, SC
 - 50 +/- miles to Beaufort, SC
 - 61 +/- miles to Bluffton, SC
 - 65 +/- miles to Savannah, GA
 - No conservation easements

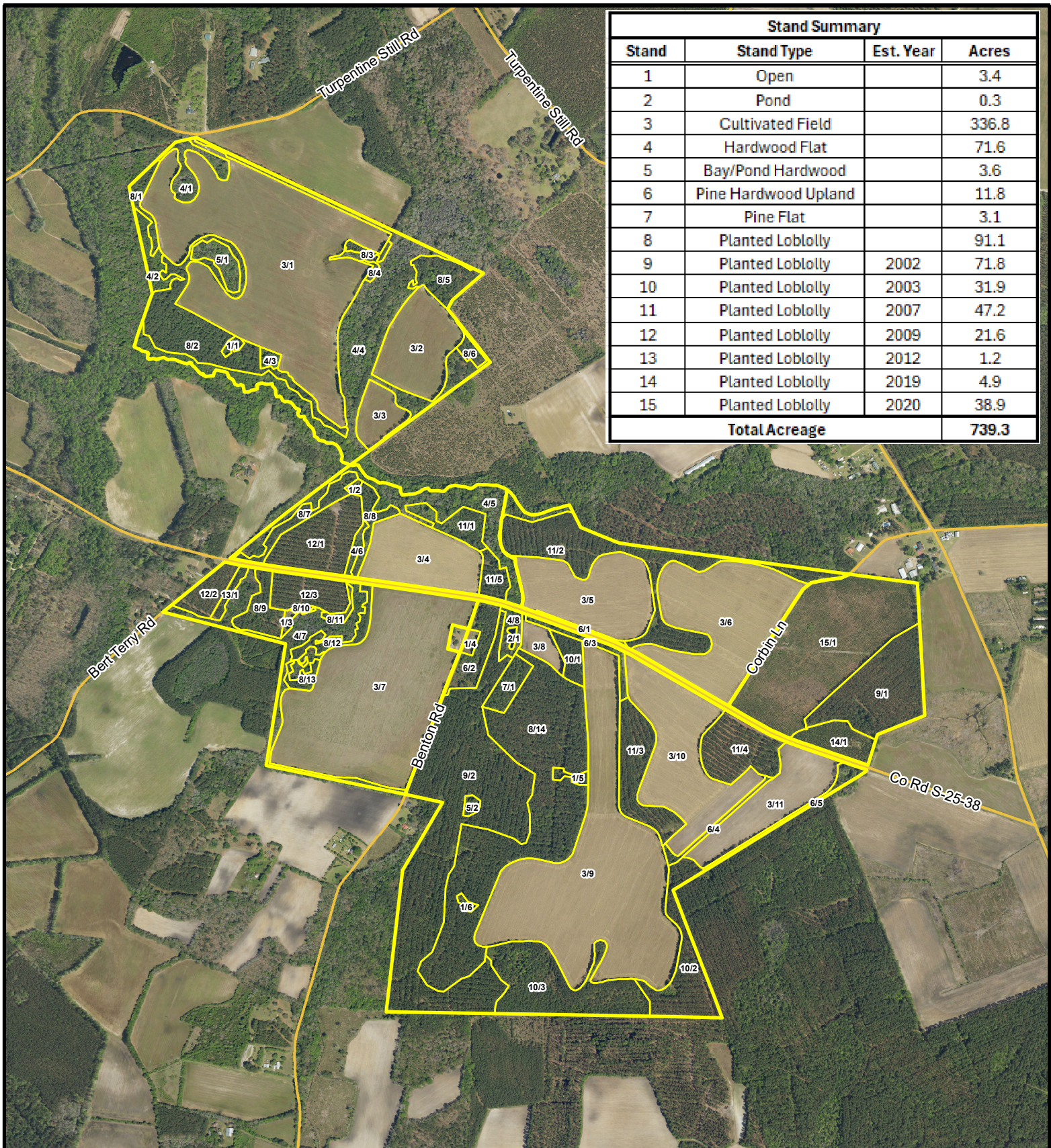
Note to Brokers: To be eligible for any commission offered by the Seller when purchasing a property listed by Wise Batten, Inc., a cooperating broker must be identified at the time of initial contact and must be present at the initial showing. If these conditions are not met, any cooperating broker compensation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



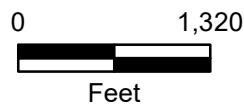
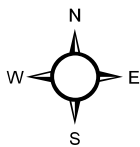
Crocketville West
Crocketville East
Whippy Ridge



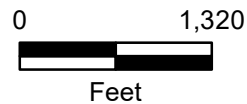
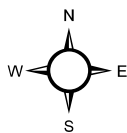
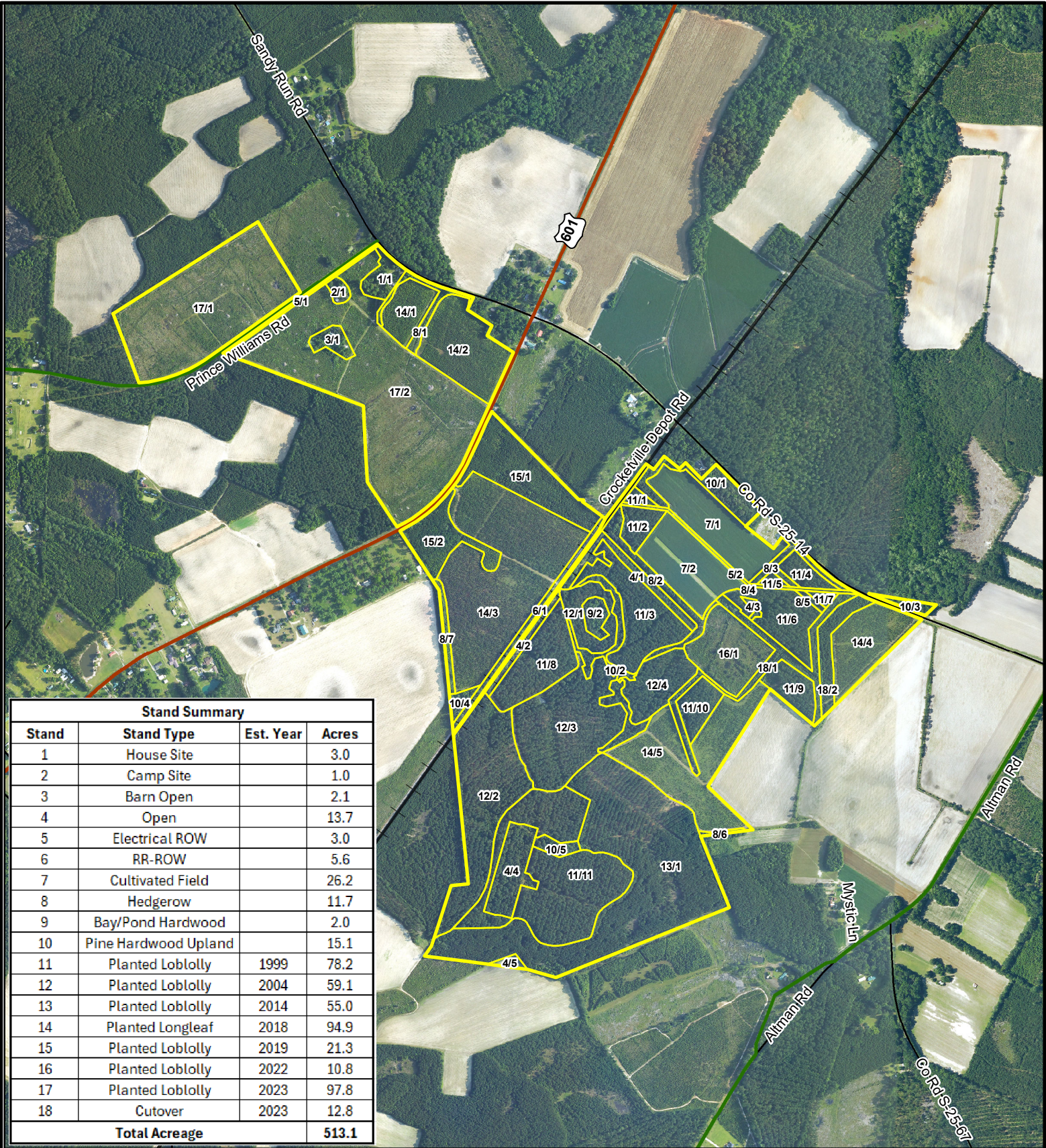
Location Map
 Crocketville Farms
 West, East, Whippy Ridge
 Hampton County, SC
 Date: 5/24/2024
 2023 Aerial Photography



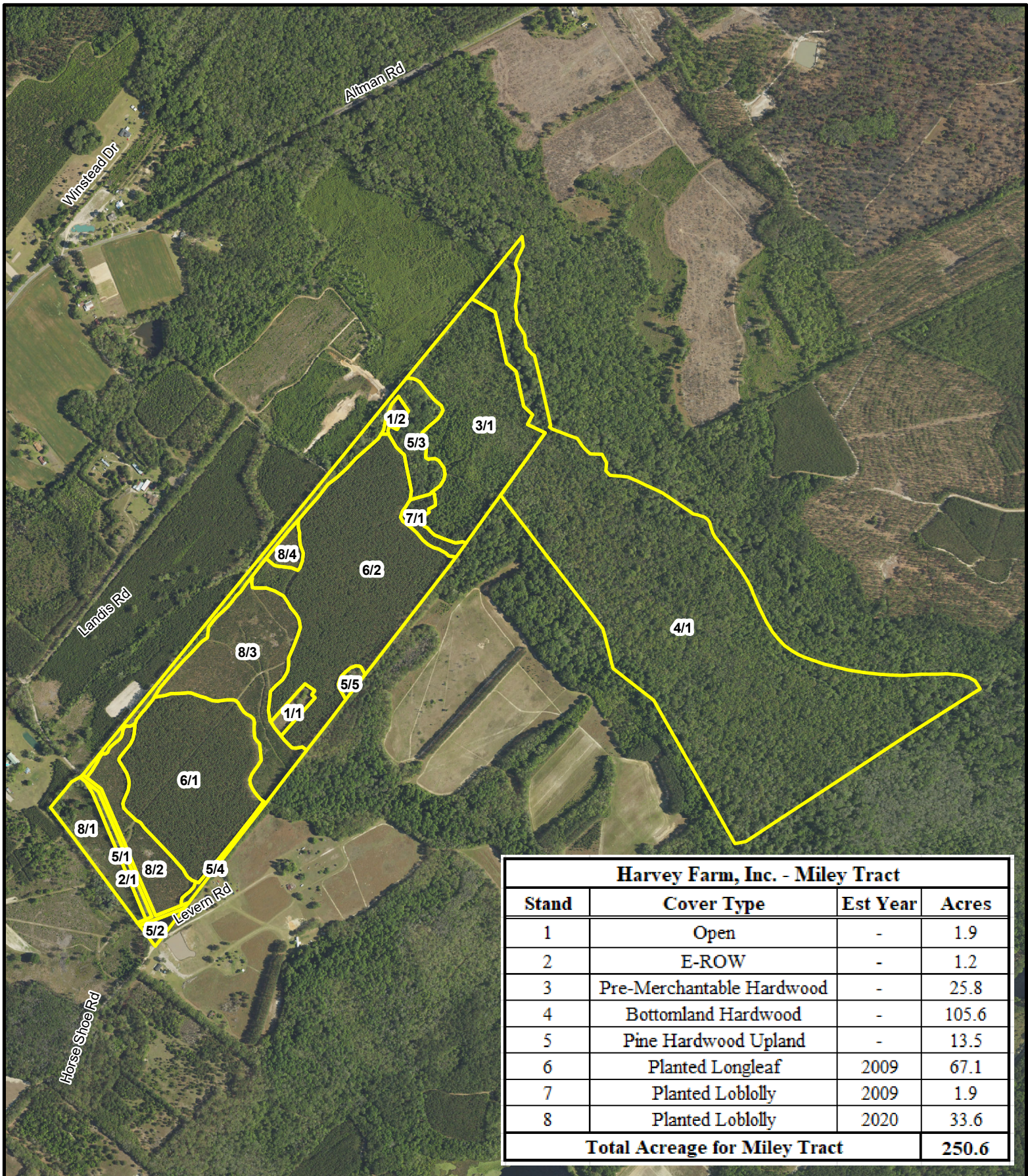
Stand Summary			
Stand	Stand Type	Est. Year	Acres
1	Open		3.4
2	Pond		0.3
3	Cultivated Field		336.8
4	Hardwood Flat		71.6
5	Bay/Pond Hardwood		3.6
6	Pine Hardwood Upland		11.8
7	Pine Flat		3.1
8	Planted Loblolly		91.1
9	Planted Loblolly	2002	71.8
10	Planted Loblolly	2003	31.9
11	Planted Loblolly	2007	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



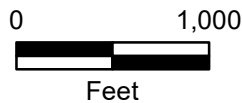
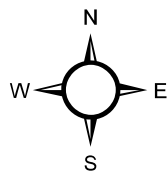
Stand Map
 Harvey Farms, Inc.
 Crocketville West Tract
 739.3 +/- GIS Acres
 Hampton County, SC
 Date: 8/15/2025



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



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









