

# Tall Pine Preserve

358 (+/-) Acres

Smoaks, South Carolina

Bamberg County

Priced at \$4,500,000

## For Showings

|                  |                |                                                                      |
|------------------|----------------|----------------------------------------------------------------------|
| Bill Mixon       | (803) 842-4602 | <a href="mailto:bill@wisebatten.com">bill@wisebatten.com</a>         |
| Mary Beth Poston | (803) 625-4256 | <a href="mailto:marybeth@wisebatten.com">marybeth@wisebatten.com</a> |

Additional Information may be seen at [www.wisebatten.com](http://www.wisebatten.com)

There are no conservation easements on this property.

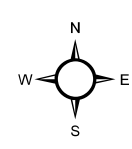
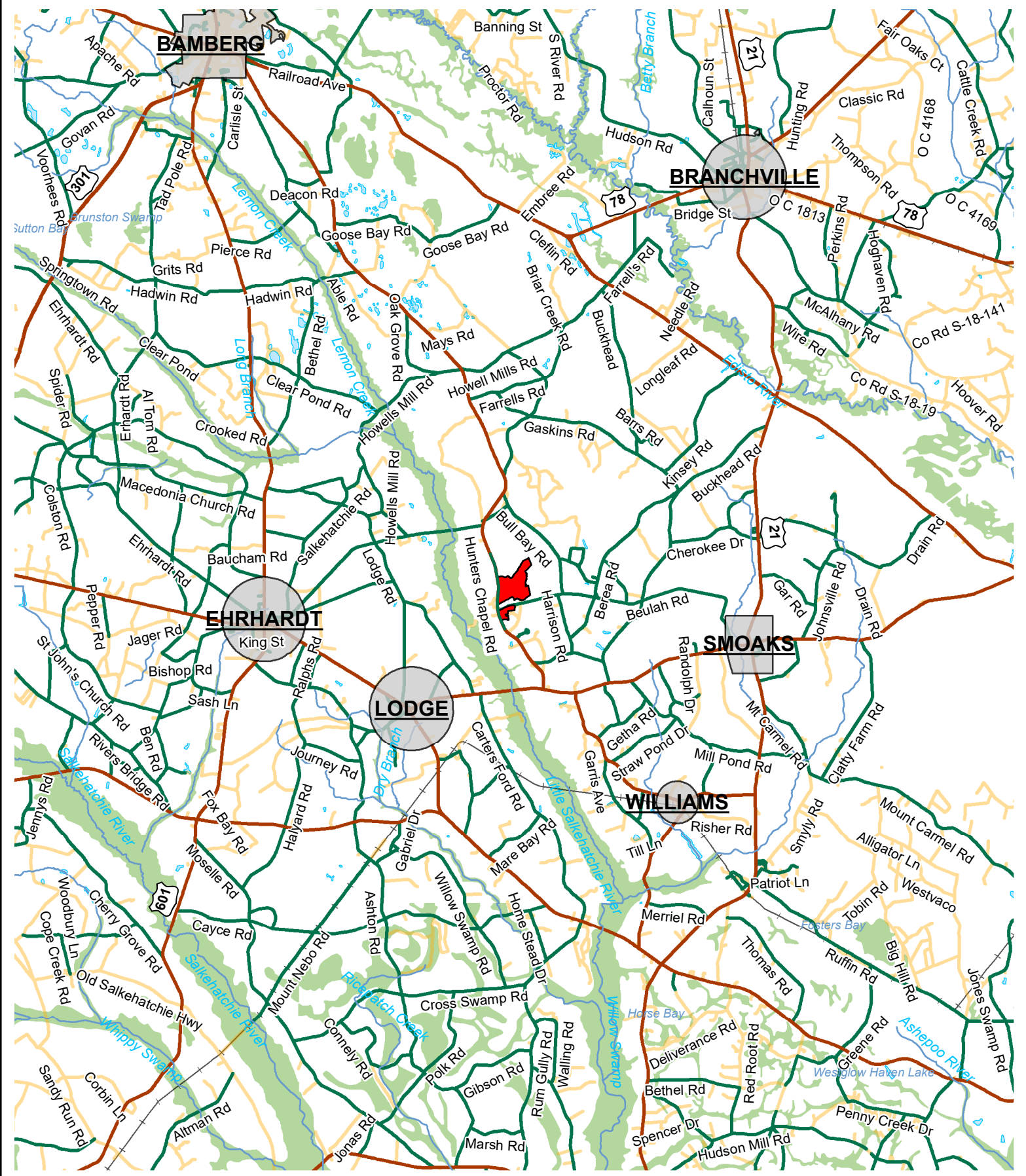
## Notes:

1. This property is jointly listed with Brown Land & Plantation Advisors.
2. This offering is subject to change or withdrawal without notice.

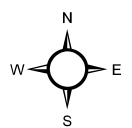
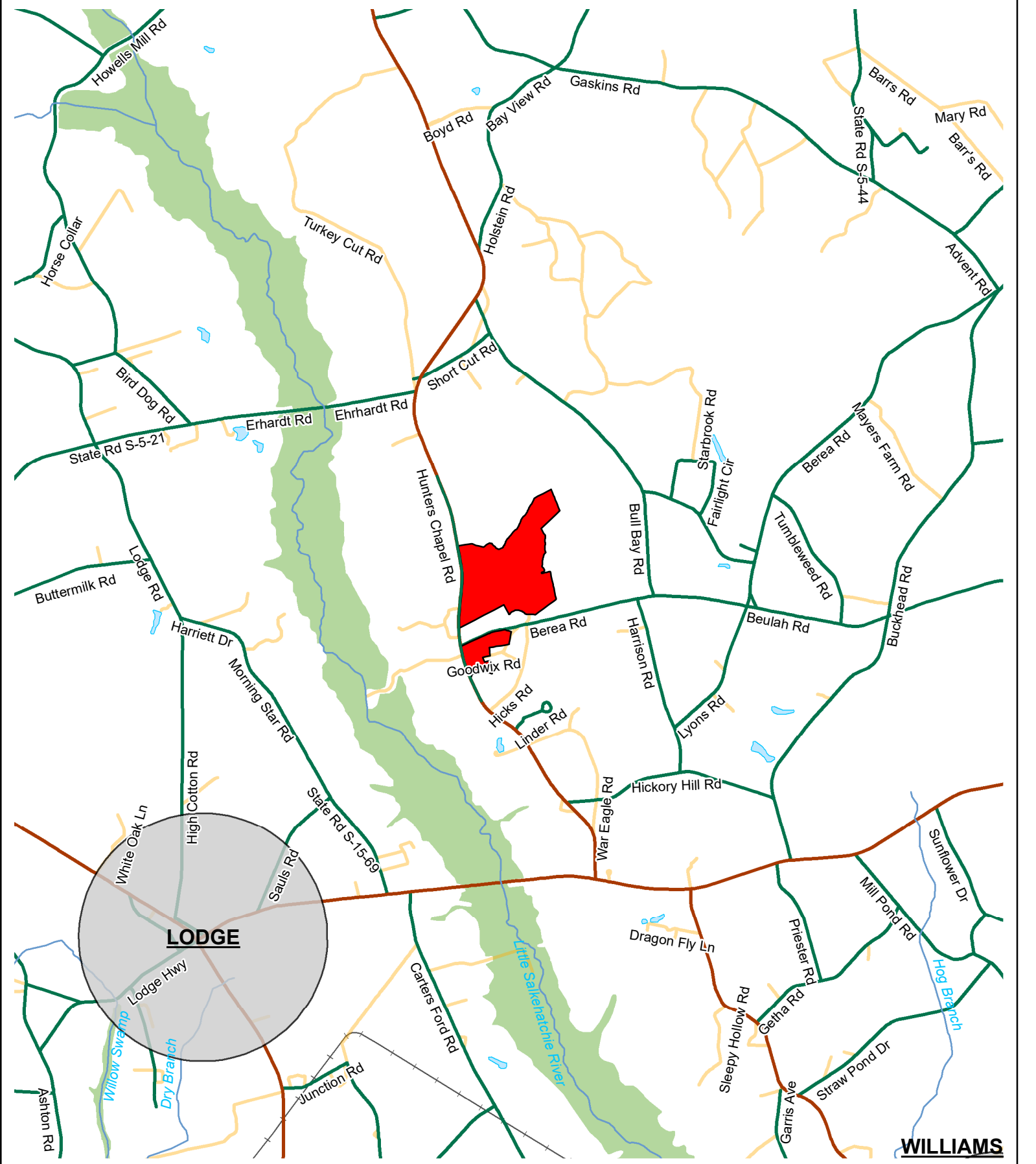


## Tall Pine Preserve – Property Highlights

- 358 +/- acre Turnkey high-fenced whitetail preserve in Bamberg County, SC
  - Offered with tractors, planters, UTVs and all of the necessary items to run the farm at a high level.
  - 170-200 inch Whitetails!
  - The Whitetail herd has been strictly managed for the production of trophy deer and there is an exceptional protein/feeding schedule in place
  - Over 19,000 feet of 10-foot perimeter fence
  - Numerous high-quality elevated deer stands, baiting sites, and food plots
  - Newly renovated 3-bedroom, 2-bathroom hunting cabin with fenced entrance and custom pool
  - 40' x 35' barn complete with two large grain silos
  - 3-bedroom, 2-bathroom manager's house
  - Dog kennels
  - 0.25 +/- acre pond
  - There are no conservation easements on Tall Pine Preserve
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- 60.2 +/- miles to Downtown Beaufort
  - 69.3 +/- miles from Downtown Charleston
  - 73.3 +/- miles to Downtown Columbia
  - 75.1 +/- miles to Hilton Head Island
  - 78.2 +/- miles to Downtown Augusta, GA
  - 80.2 +/- miles to Downtown Savannah, GA

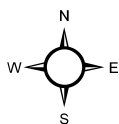
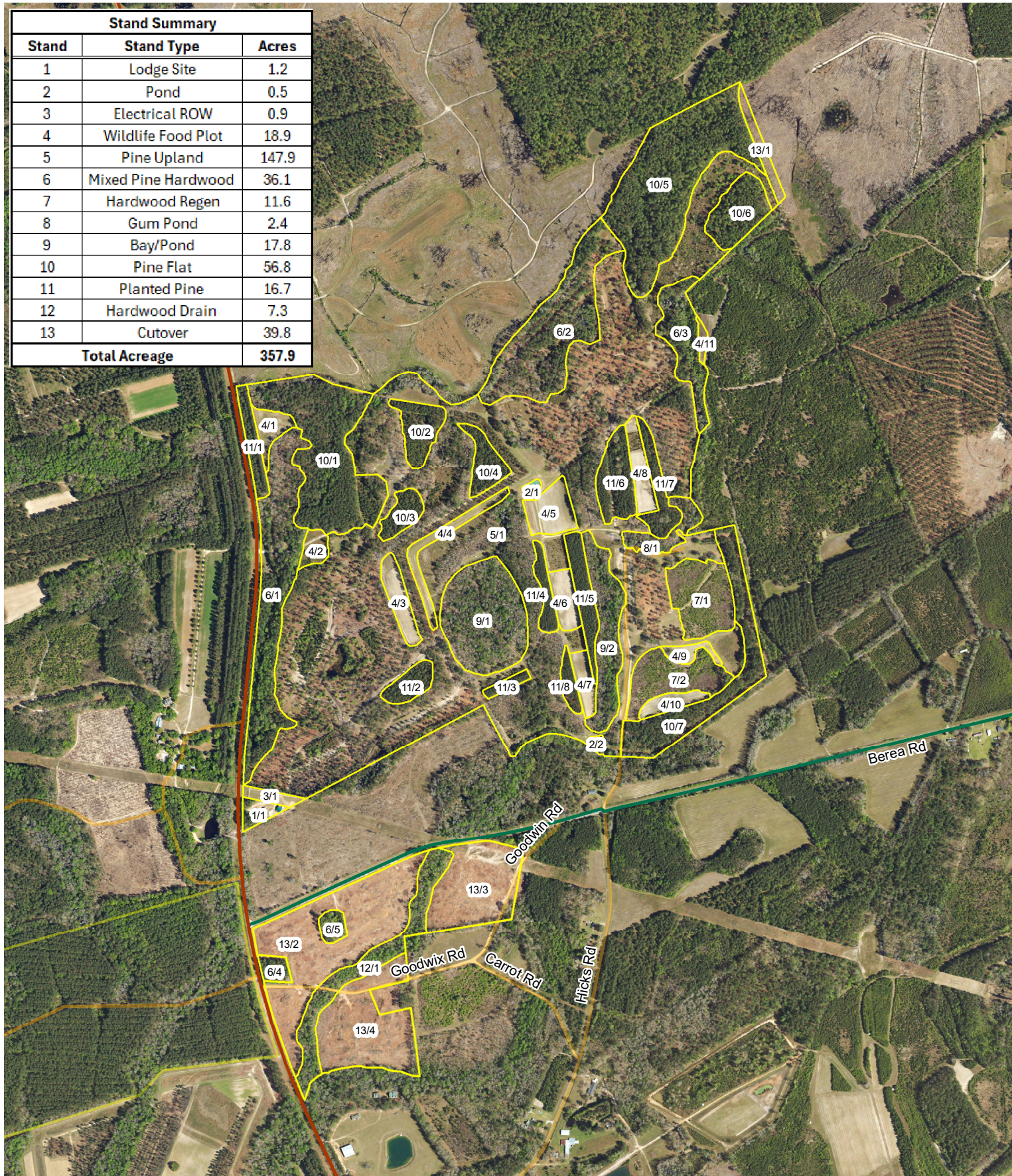


Location Map  
Tall Pine Preserve  
357.9 +/- GIS Acres  
Bamberg County, SC  
Date: 7/23/2025  
2023 Aerial Imagery

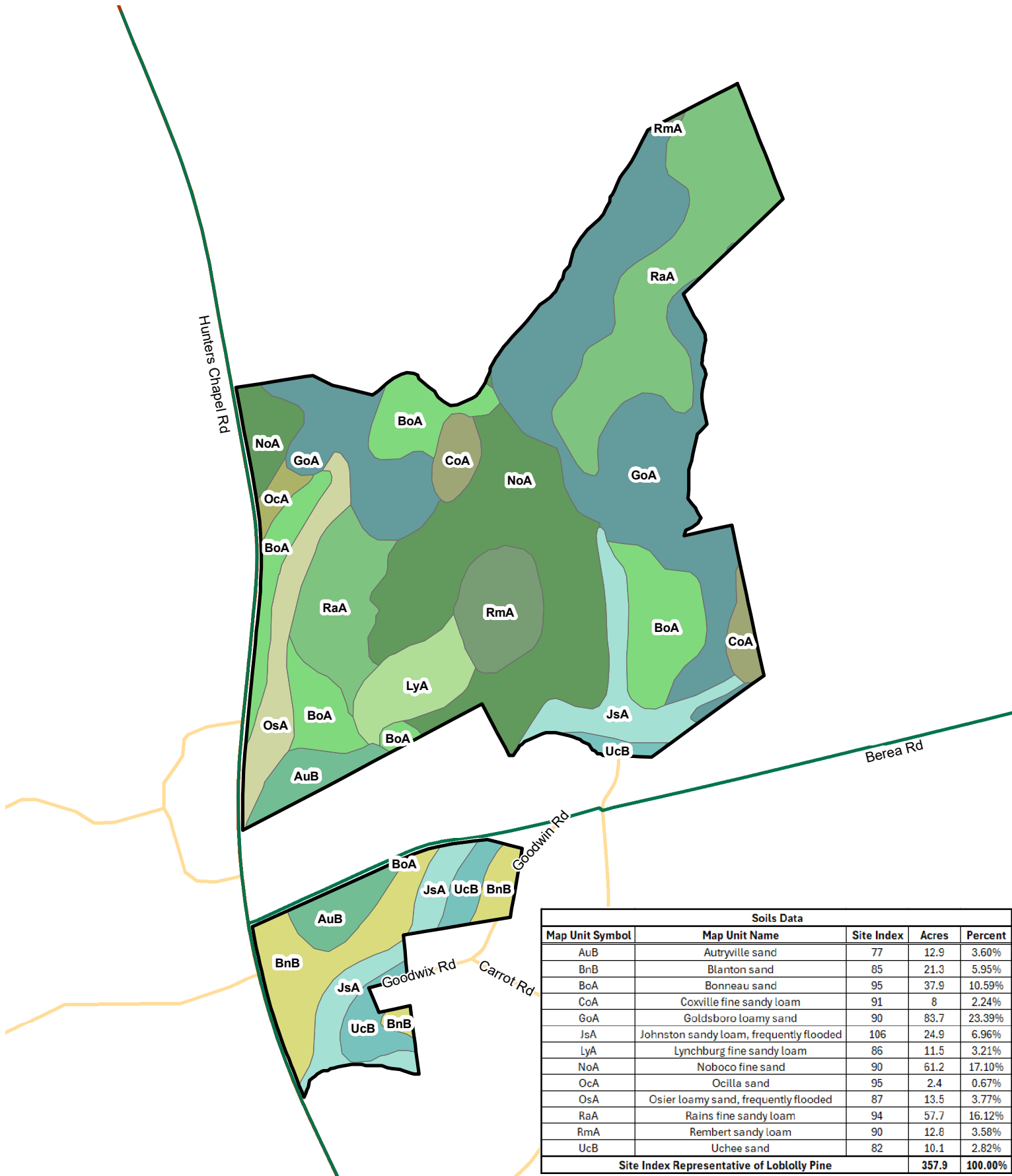


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| Stand Summary |                     |       |
|---------------|---------------------|-------|
| Stand         | Stand Type          | Acres |
| 1             | Lodge Site          | 1.2   |
| 2             | Pond                | 0.5   |
| 3             | Electrical ROW      | 0.9   |
| 4             | Wildlife Food Plot  | 18.9  |
| 5             | Pine Upland         | 147.9 |
| 6             | Mixed Pine Hardwood | 36.1  |
| 7             | Hardwood Regen      | 11.6  |
| 8             | Gum Pond            | 2.4   |
| 9             | Bay/Pond            | 17.8  |
| 10            | Pine Flat           | 56.8  |
| 11            | Planted Pine        | 16.7  |
| 12            | Hardwood Drain      | 7.3   |
| 13            | Cutover             | 39.8  |
| Total Acreage |                     | 357.9 |



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