

Bailey Mill Plantation I – Property Highlights

- 1,847.8 (+/-) acres in Jasper County, South Carolina
- 81 (+/-) acres of cultivated fields
- Live Oak grove
- 957 (+/-) acres of planted loblolly pine
- 380 (+/-) of bay/pond/hardwoods
- Extensive internal road and drainage systems throughout
- Excellent deer and turkey populations
- Frontage on Bailey Mill Road (paved)
- Surrounded by large ownerships
- Very productive soils for timberland and agricultural row crops
- Timber details will be available to prospective buyers who we deem to be financially capable and seriously interested parties
- ***Bailey Mill owners, Jim and Pam Porter, were named the 2025 National Outstanding Tree Farmers of the Year and recognized by the American Forest Foundation and Forestry Association of SC for their exceptional stewardship at Bailey Mill Plantation.***
- 7 +/- miles to Ridgeland, SC
- 36 +/- miles to Beaufort, SC
- 35 +/- miles to Bluffton, SC
- 40 +/- miles to Hilton Head Island, SC
- 39 +/- miles to Savannah, GA
- Approximately 1,645 acres west of Bailey Mill Road are protected by a conservation easement with Lowcountry Land Trust. The remaining 202.28 (+/-) acres east of Bailey Mill Road are not protected.

Improvements:

Main House:

- 3,178 (+/-) square foot home built in 2021
- 4 bedrooms and 4 1/2 bathrooms
- 205 (+/-) square feet of open front porch and 970 square feet of open back porch
- Slate roofing along with some metal roofing, artisan lap siding, exterior siding
- Central heat & air

Equipment Shelter 1

- 3,825 (+/-) square feet
- Concrete flooring
- Metal roof
- Wood post and wood rafters
- Electrical and water hookups

Equipment Shelter 2

- 1,953 (+/-) square feet
- Concrete flooring
- Metal roof
- Wood post and wood rafters
- Electrical and water hookups

Both shelters have small, enclosed areas with one being used as a small shop with a bathroom and the other being used for storage and a well house. These improvements, including the home, are supported by two wells and two septic tanks located near the home and shelters. There are also two wells on the property with one being a larger well (8") and the other a residential well which could be used for a future structure.