

Bailey Mill Plantation I

1,847.8 (+/-) Acres

Jasper County, SC

Offered at \$15,000,000

Bailey Mill Plantation I is protected by a conservation easement with Lowcountry Land Trust except for 202.28 (+/-) acres which are not under the conservation easement

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.

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.



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

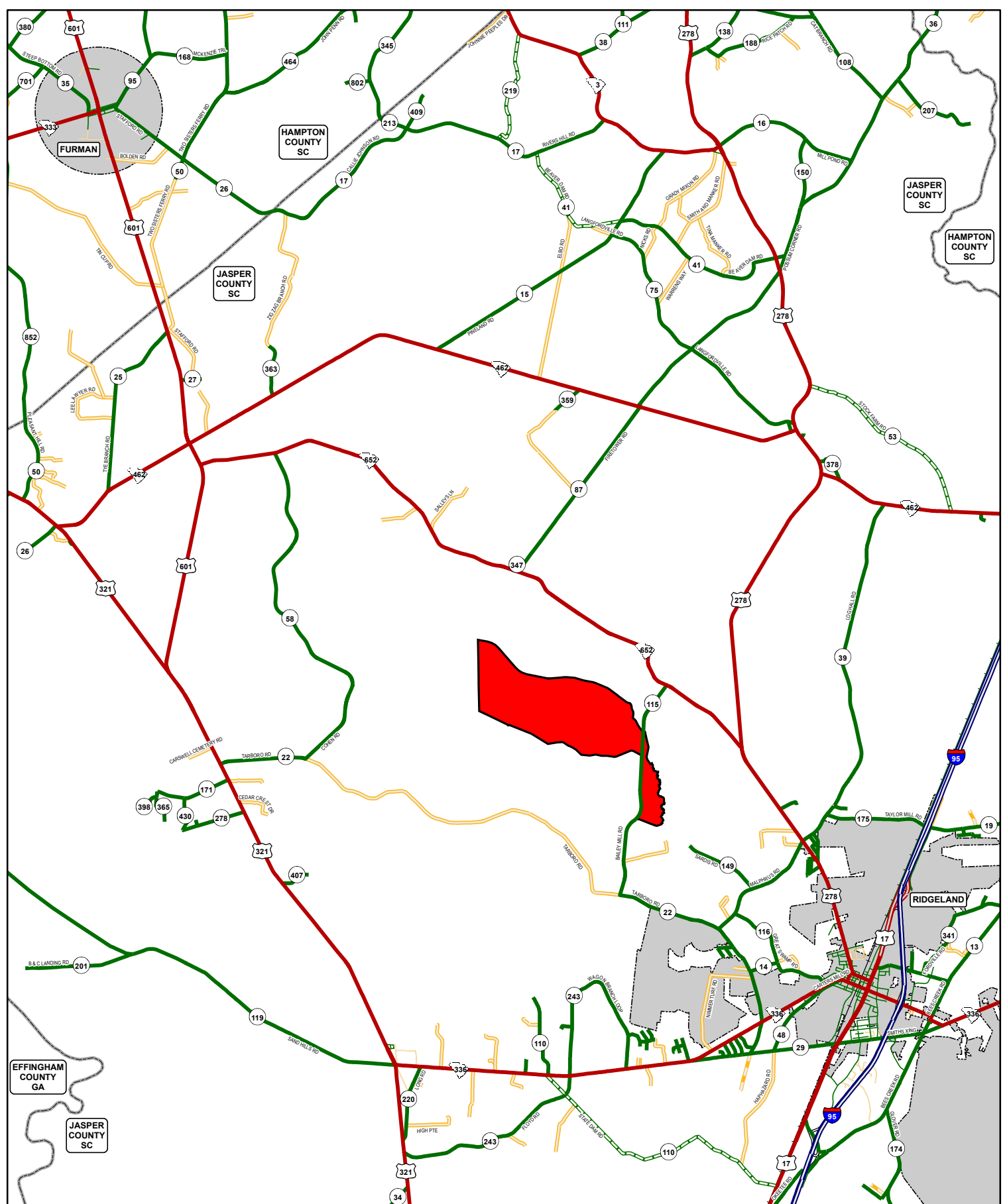
Equipment Shelter 1

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

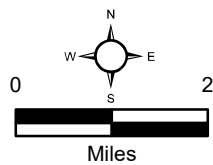
Equipment Shelter 2

- 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.

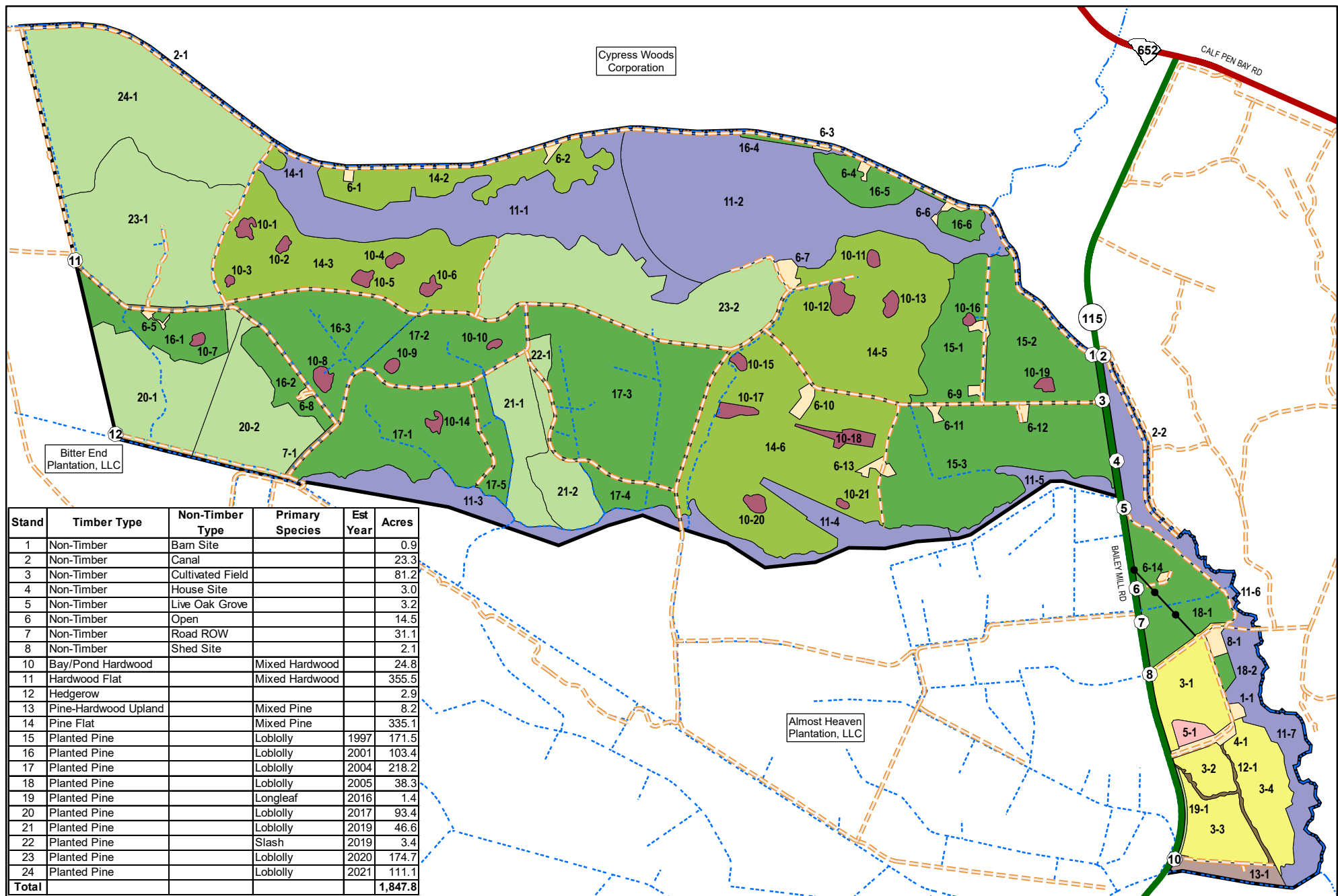


Company Address:
 3325 Piedmont Rd. NE
 Suite 3004
 Atlanta, GA 30305
 269-998-4902



Property Address:
 1592 Bailey Mill Road
 Ridgeland, SC 29936

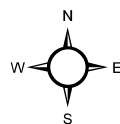
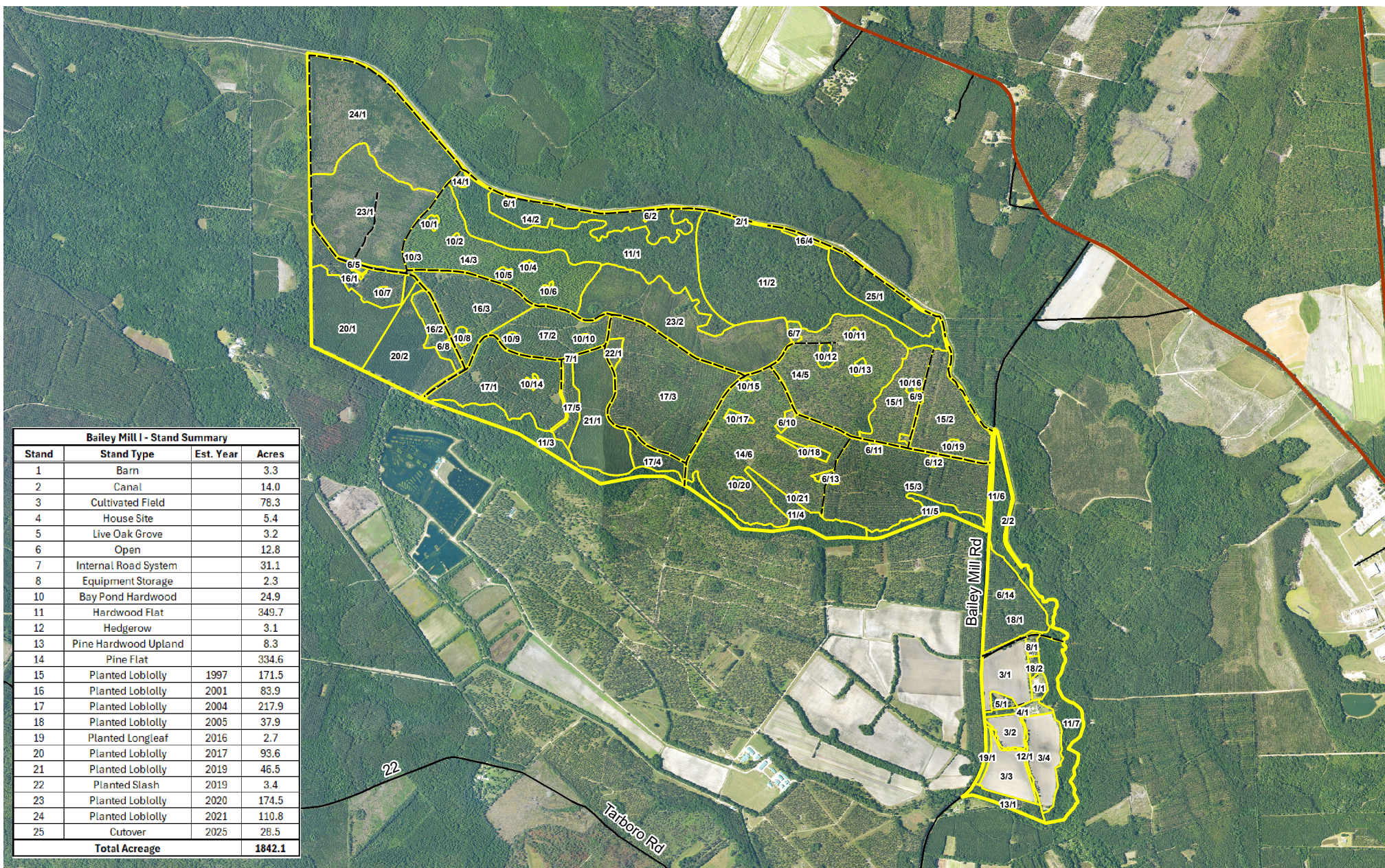
Location Map
 Bailey Mill Plantation I
 1,847.8± Plat Acres
 Jasper County, SC
 August 15, 2018



Company Address:
77 Oak Tree Road
Bluffton, SC 29910
269-998-4902

Property Address:
1592 Bailey Mill Road
Ridgeland, SC 29936

Timber Type Map
Bailey Mill Plantation I
1,847.8± Plat Acres
Jasper County, SC
June 24, 2025



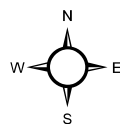
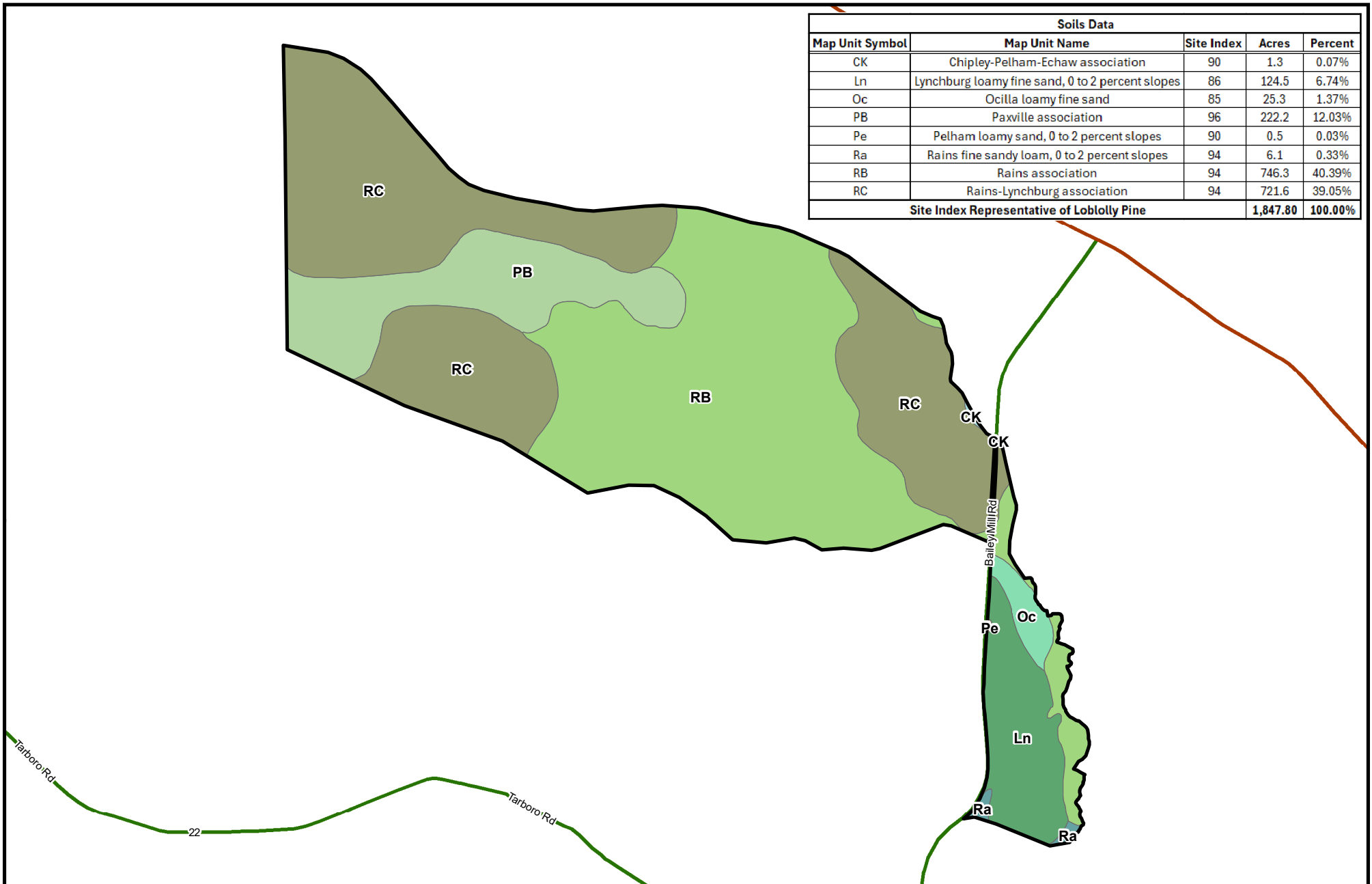
Legend

- Access Road
- Stand Delineation
- Bailey Mill I Boundary



Stand Map
Bailey Mill I
1847.8 +/- Tax Acres
1842.1 +/- GIS Acres
Jasper County, SC
Date: 4/24/2026
2025 Aerial Photography

Soils Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
CK	Chipley-Pelham-Echaw association	90	1.3	0.07%
Ln	Lynchburg loamy fine sand, 0 to 2 percent slopes	86	124.5	6.74%
Oc	Ocilla loamy fine sand	85	25.3	1.37%
PB	Paxville association	96	222.2	12.03%
Pe	Pelham loamy sand, 0 to 2 percent slopes	90	0.5	0.03%
Ra	Rains fine sandy loam, 0 to 2 percent slopes	94	6.1	0.33%
RB	Rains association	94	746.3	40.39%
RC	Rains-Lynchburg association	94	721.6	39.05%
Site Index Representative of Loblolly Pine			1,847.80	100.00%



Legend

□ Bailey Mill I Boundary

Soils

□ CK - Chipley-Pelham-Echaw association

□ Ln - Lynchburg loamy fine sand, 0 to 2 percent slopes

□ Oc - Ocilla loamy fine sand

□ PB - Paxville association

□ Pe - Pelham loamy sand, 0 to 2 percent slopes

□ RB - Rains association

□ RC - Rains-Lynchburg association

□ Ra - Rains fine sandy loam, 0 to 2 percent slopes

0 2,000
Feet

Soils Map
Bailey Mill Plantation I
1847.8 +/- Plat Acres
Jasper County, SC
Date: 11/21/2025