

Tye Branch Plantation Property Highlights

- Having been in quality deer and trophy buck management since the early 1990s, this property offers some of the best deer hunting in the Lowcountry.
- Beautiful, mature bottomland hardwood timber along Tye Branch.
- Well-managed Loblolly pine plantations ranging from 1 to 28 years old.
- Existing wildlife food plots scattered throughout the property.
- 38.3 (+/-) acres of irrigated sod rental, with room for additional irrigation. Current lease expires December 31, 2032.
 - Crop Year 2026: \$450/acre rental
 - Crop Year 2027: \$500/acre rental
 - Crop Years 2028, 2029, 2030, 2031, 2032: \$500/acre rental
- 800 (+/-) acres are protected by a conservation easement with the Lowcountry Land Trust.
- One hour drive from Bluffton, SC and Savannah, GA.
- Two hour drive from Charleston and Columbia, SC.

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.