

Tye Branch Plantation

817.8 (+/-) Acres

Hampton & Jasper Counties, SC

Offered at \$5,929,050 (\$7,250/acre)

Protected by a conservation easement

20 (+/-) acres not under a conservation easement

Shown by appointment only

For Showings

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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.

Notes:

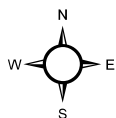
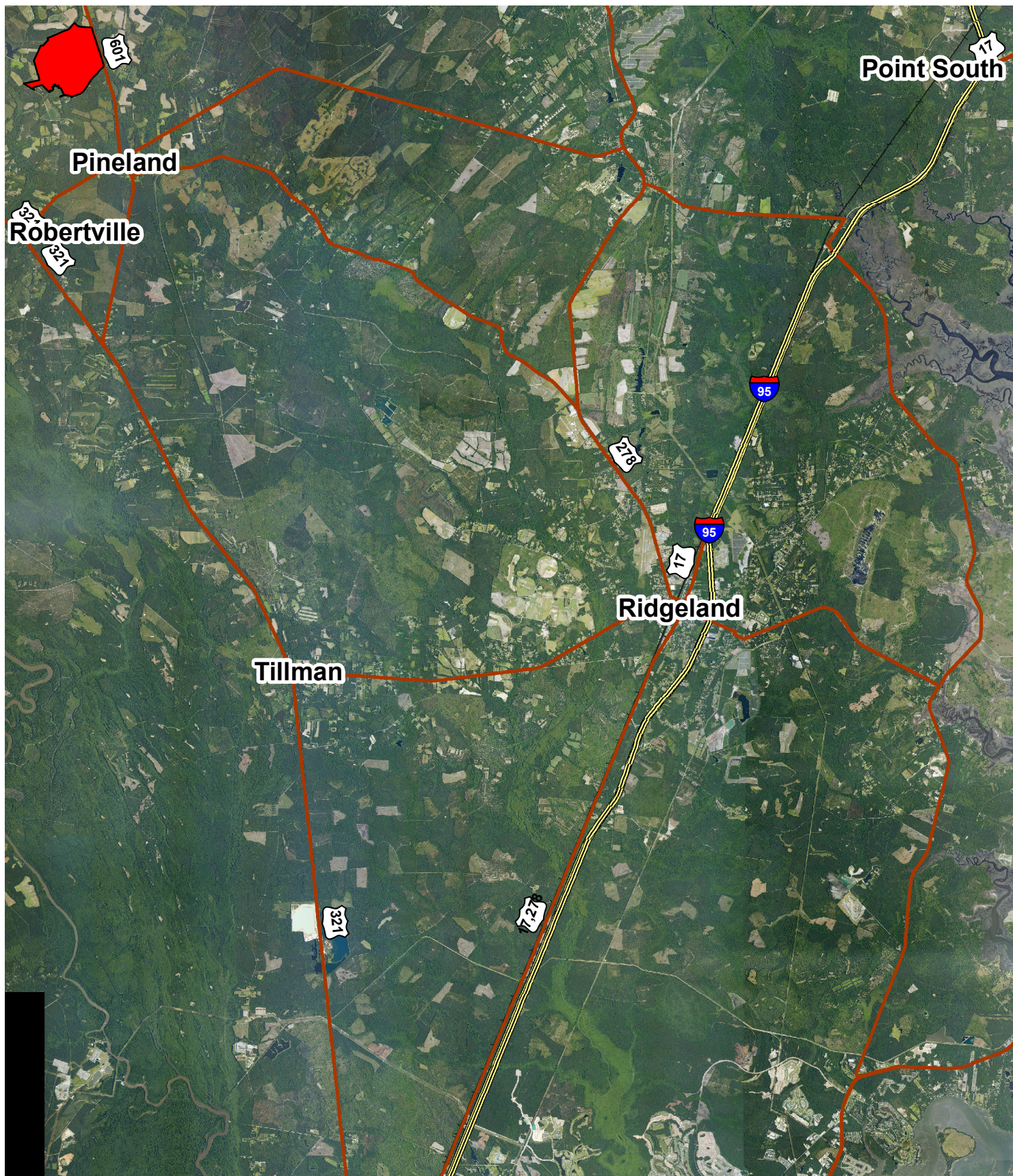
1. This is a joint listing with Brown Land + Plantation Advisors
2. This offering is subject to change or withdrawal without notice.



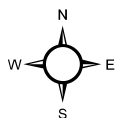
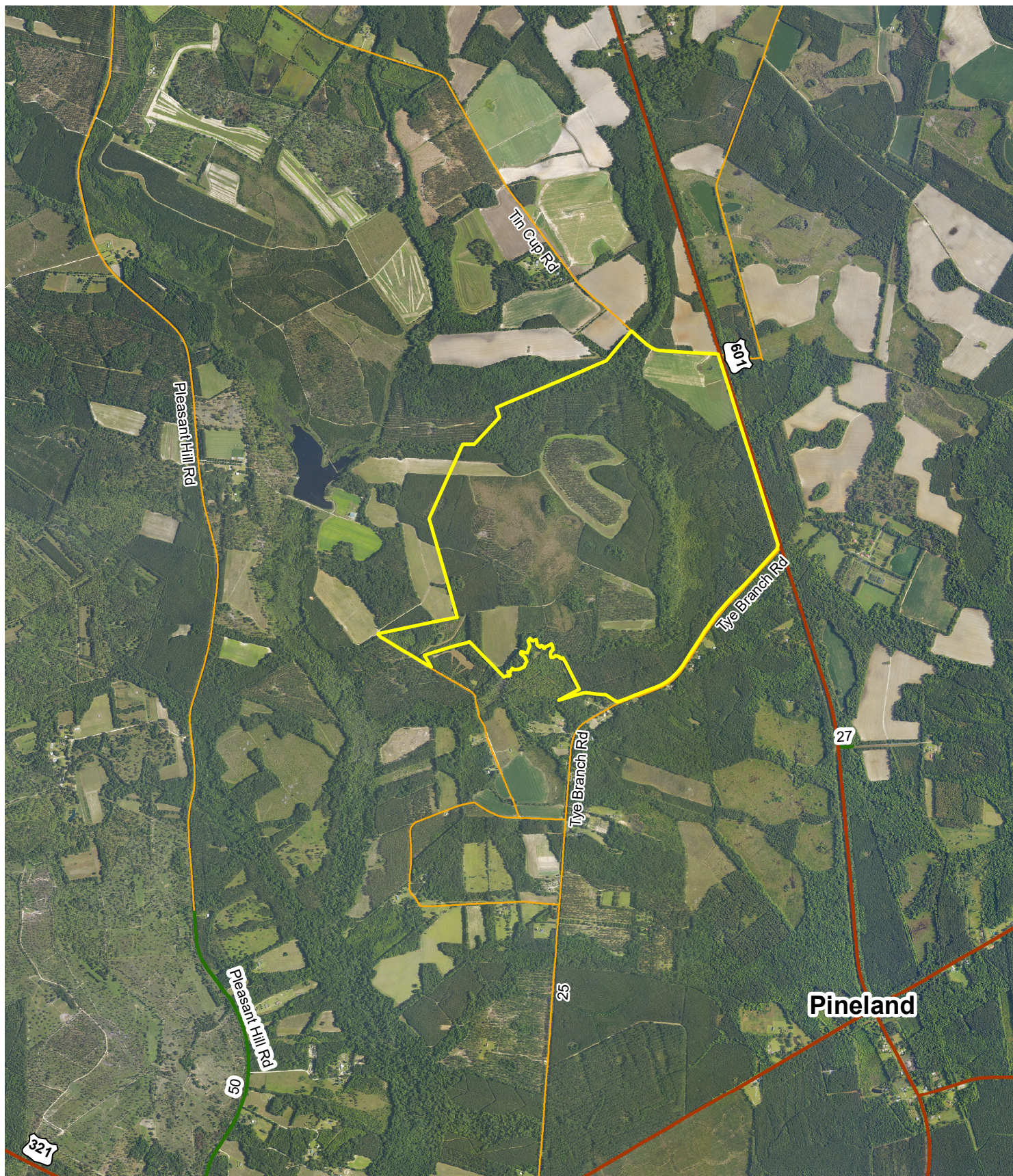
Tye Branch Plantation Property Highlights

- 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.

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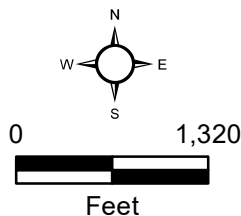
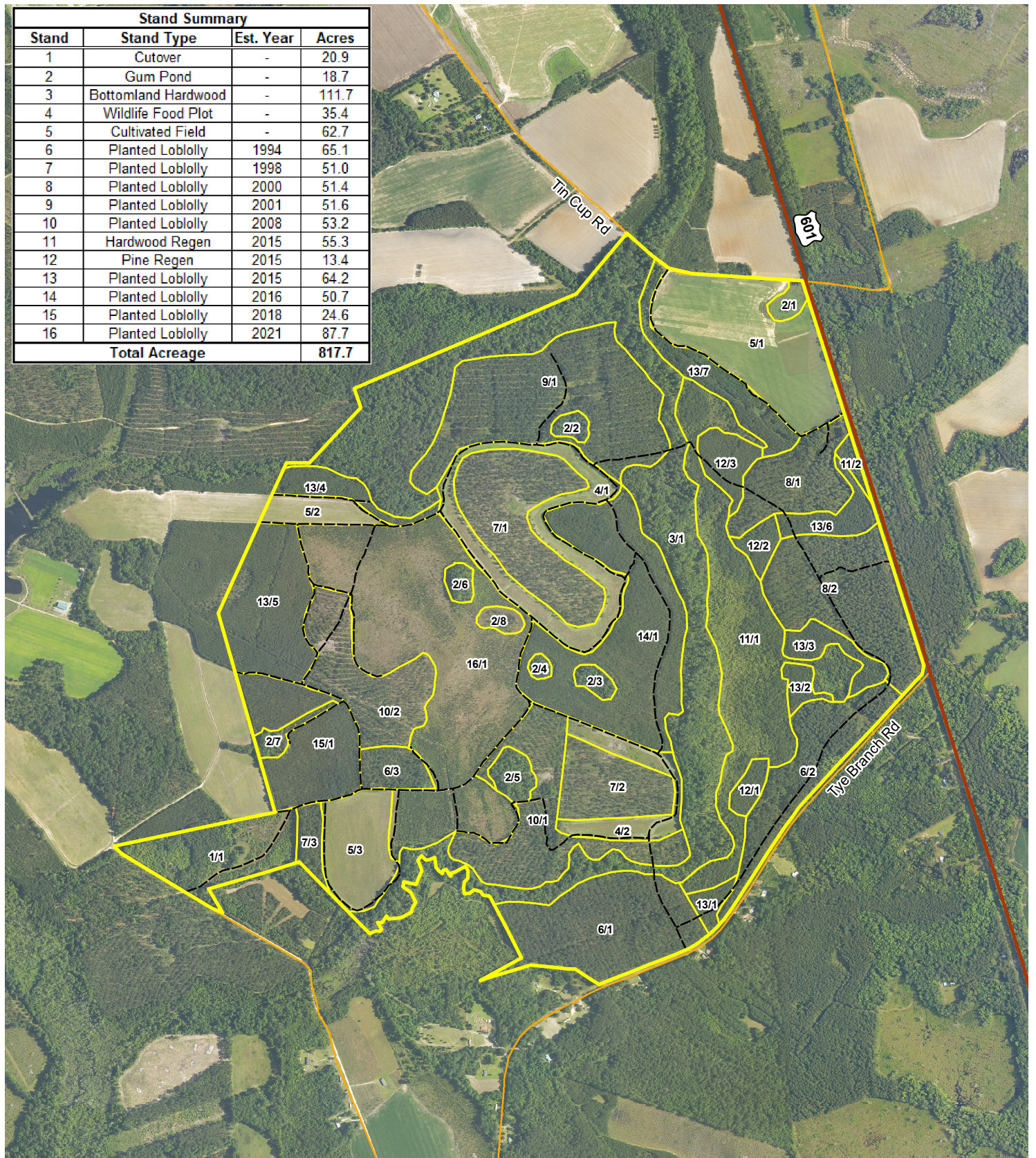


Location Map
Tye Branch Plantation
817.7 +/- GIS Acres
Hampton & Jasper Counties, SC
Date: 5/14/2026
2025 Aerial Photography



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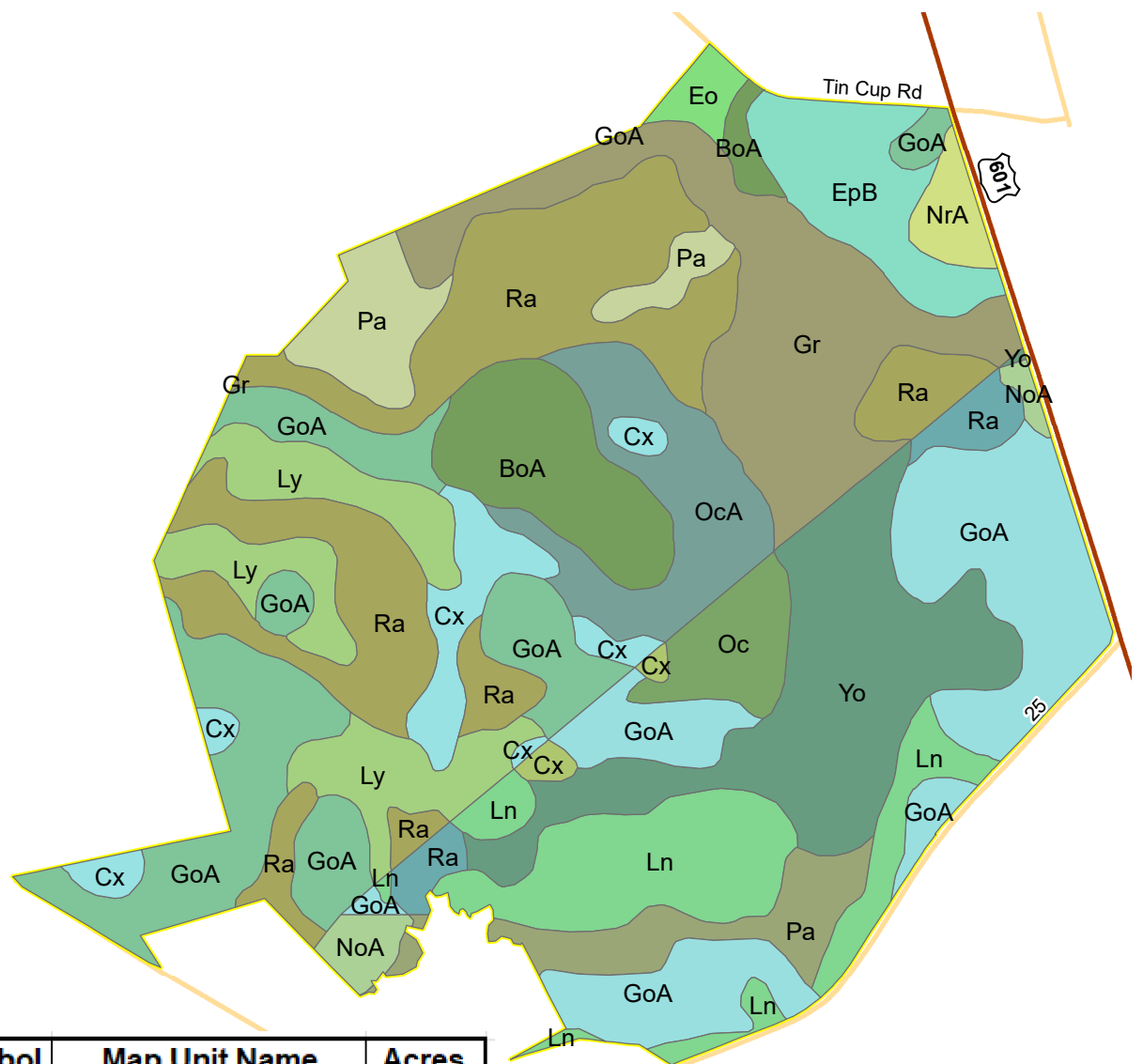
Stand Summary			
Stand	Stand Type	Est. Year	Acres
1	Cutover	-	20.9
2	Gum Pond	-	18.7
3	Bottomland Hardwood	-	111.7
4	Wildlife Food Plot	-	35.4
5	Cultivated Field	-	62.7
6	Planted Loblolly	1994	65.1
7	Planted Loblolly	1998	51.0
8	Planted Loblolly	2000	51.4
9	Planted Loblolly	2001	51.6
10	Planted Loblolly	2008	53.2
11	Hardwood Regen	2015	55.3
12	Pine Regen	2015	13.4
13	Planted Loblolly	2015	64.2
14	Planted Loblolly	2016	50.7
15	Planted Loblolly	2018	24.6
16	Planted Loblolly	2021	87.7
Total Acreage			817.7



Legend

- Access Road
- Stand Delineation
- Tye Branch Boundary

Stand Map
Tye Branch Plantation
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Date: 2/4/2026
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Map Unit Symbol	Map Unit Name	Acres
BoA	Bonneau fine sand	41.1
Cx	Coxville loam	29.7
Eo	Ellore fine loamy sand	5.8
EpB	Emporia loamy sand	31.4
GoA	Goldsboro loamy sand	175.1
Gr	Grifton-Osier complex	80.5
Ly	Lynchburg loamy fine sand	51.9
NrA	Norfolk loamy sand	8.2
OcA	Ocilla fine sand	40.5
Pa	Pantego loam	48.0
Ra	Rains fine sandy loam	136.2
Ln	Lynchburg loamy fine sand	62.2
NoA	Norfolk loamy fine sand	8.0
Oc	Ocilla loamy fine sand	17.5
Yo	Yonges loamy fine sand	81.6
Total		817.7

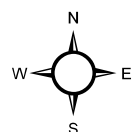
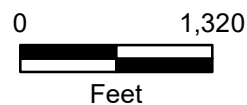


Exhibit A



Soils Map
Tye Branch Plantation
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Date: 2/23/2024
2023 Aerial Photography