

# Rum Gully

748.41 (+/-) Acres

Colleton County, SC

Offered at \$3,738,307 (\$4,995/acre)

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***Shown by appointment only***

For Showings

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Mary Beth Crapse (803) 942-3824

[marybeth@wisebatten.com](mailto:marybeth@wisebatten.com)

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Notes:

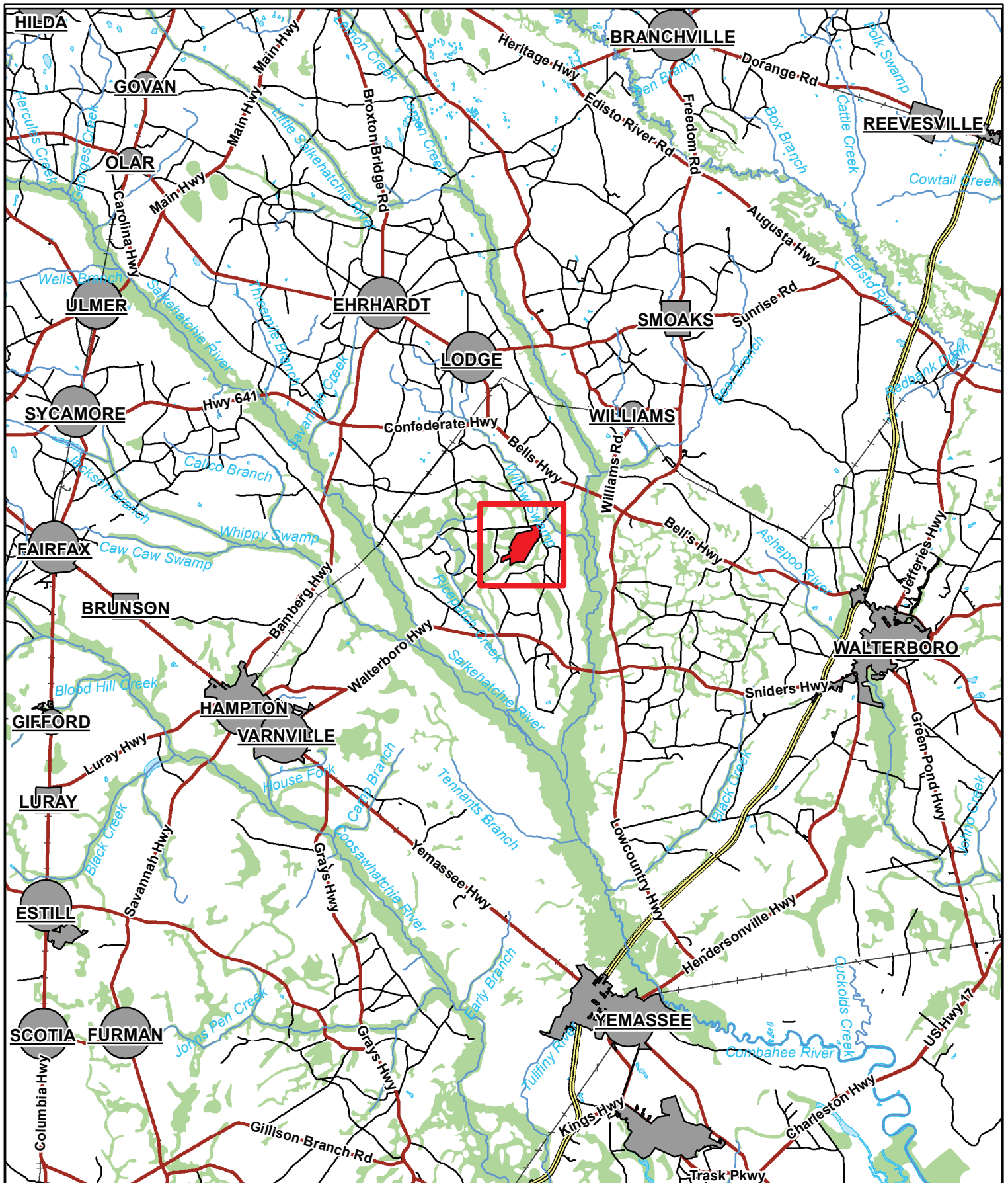
1. This is a joint listing with Brown Land + Plantation Advisors
2. This offering is subject to change or withdrawal without notice.

***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.***

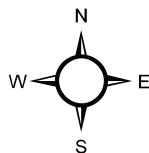


## Rum Gully – Property Highlights

- 748.41 (+/-) timberland acres in Colleton County, SC
- Established food plots and baiting sites
- Well-stocked with varying ages of pine timber
- Quality roads and drainage system throughout
- 2,560 (+/-) feet of frontage along Rum Gully Road
- 2,100 (+/-) feet of frontage along Cross Swamp Road
- Timber information is available upon request and prequalification
- **No conservation easements**
- Located approximately one hour from Downtown Beaufort
- Located approximately 1.5 hours from Downtown Charleston and Savannah, GA



**WISE  
BATTEN  
INC.**

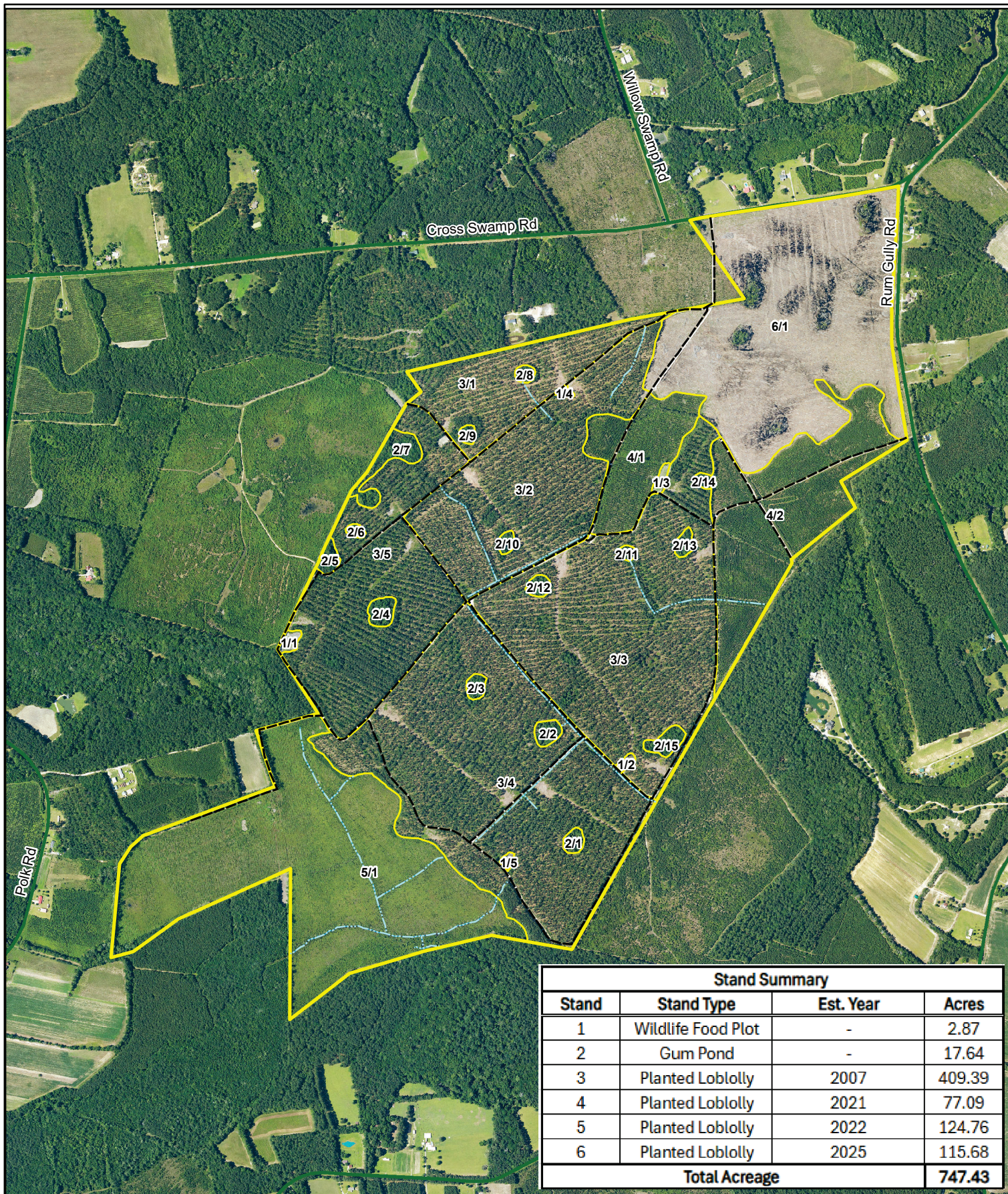


**Legend**

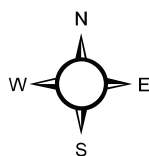
- SC Municipal Area
- Rum Gully Location



Location Map  
Kenneth S. Caldwell III Trust  
Rum Gully Tract  
747.43 +/- GIS Acres  
Colleton County, SC  
Date: 6/19/2026



**WISE  
BATTEN  
INC.**



**Legend**

- Access Road
- Drainage Ditch
- Stand Delineation
- Rum Gully Boundary

0 1,320  
Feet

Stand Map  
Kenneth S. Caldwell III Trust  
Rum Gully Tract  
747.43 +/- GIS Acres  
Colleton County, SC  
Date: 6/19/2026  
2025 Aerial Photo

# Soils Data - Rum Gully Tract

| Map Unit Symbol                            | Map Unit Name             | Site Index | Acres | Percent |
|--------------------------------------------|---------------------------|------------|-------|---------|
| 25                                         | Coxville fine sandy loam  | 91         | 37.2  | 4.98%   |
| 41                                         | Lynchburg loamy fine sand | 86         | 208.3 | 27.87%  |
| 45                                         | Ocilla loamy sand         | 85         | 95.3  | 12.75%  |
| 51                                         | Pelham loamy sand         | 90         | 28.3  | 3.79%   |
| 55                                         | Rains sandy loam          | 94         | 275.1 | 36.81%  |
| 59                                         | Seagate fine sand         | 80         | 103.2 | 13.81%  |
| Site Index Representative of Loblolly Pine |                           |            | 747.4 | 100.00% |

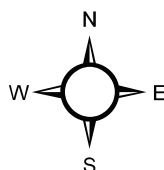
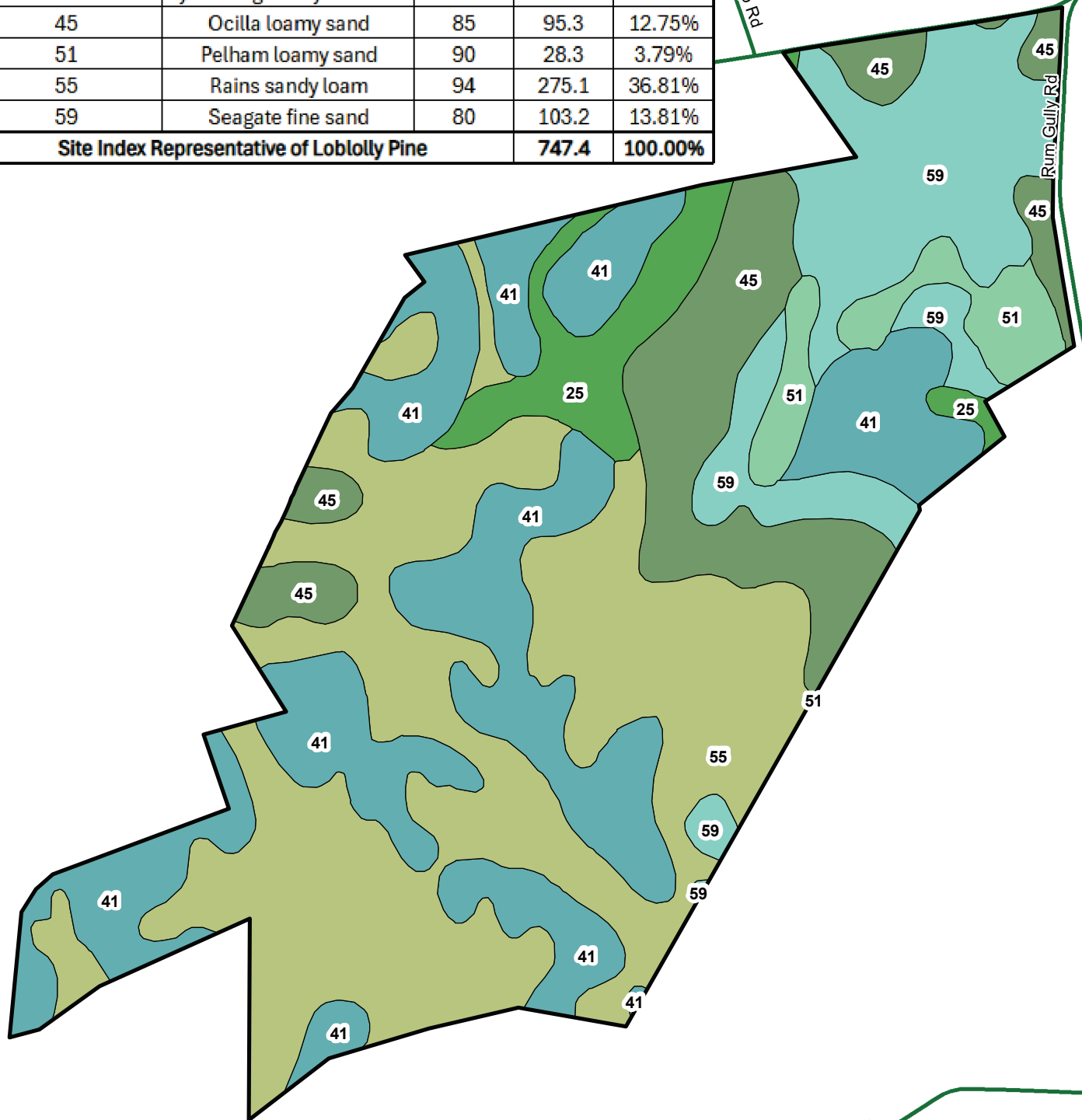
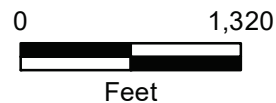


Exhibit A



Soil Map  
Rum Gully Tract  
747.43 +/- GIS Acres  
Colleton County, SC  
Date: 1/21/2025  
2023 Aerial Photo



THIS PLAT PREPARED AT THE REQUEST OF  
KENNETH S. CALDWELL III TRUST

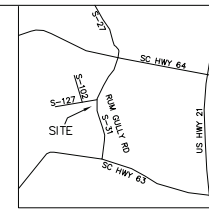
A BOUNDARY SURVEY OF TAX MAP # 108-00-00-016,  
ALSO KNOWN AS THE POLK TRACT,  
COLLETON COUNTY, SOUTH CAROLINA

LEGEND:  
CMF - CONCRETE FOUND  
CMS - CONCRETE SET  
RBS - 3/4" REBAR SET  
RBF - REBAR FOUND  
IPF - IRON PIPE FOUND  
TP - TELEPHONE PEDESTAL  
OPL - OVERHEAD POWER  
NTS - NOT TO SCALE  
R/W - RIGHT OF WAY  
TM - TAX MAP  
PB - PLAT BOOK  
DB - DEED BOOK  
POB - POINT OF BEGINNING  
X - SPOT ELEVATION  
C/L - CENTERLINE  
PQ - POWER POLE  
OML - OLD MARKED LINE

#### REFERENCE:

- 1.) PLAT BOOK 824 PAGE 8
- 2.) PLAT BOOK 633 PAGE 14
- 3.) PLAT BOOK 35 PAGE 246
- 4.) PLAT BOOK 34 PAGE 184
- 5.) PLAT BOOK 31 PAGE 634
- 6.) PLAT BOOK 22 PAGE 105
- 7.) PLAT BOOK 20 PAGE 115
- 8.) PLAT BOOK 19 PAGE 127
- 9.) PLAT BOOK 19 PAGE 8
- 10.) PLAT BOOK 12 PAGE 192
- 11.) PLAT BOOK 7 PAGE 13
- 12.) PLAT BOOK 6 PAGE 181
- 13.) PLAT BOOK 5 PAGE 187
- 14.) SCDOT PLAN 15.260  
SHEET 6 OF 35

TOTAL AREA  
748.41 acres



| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 126.20 | S48°12'23"E |
| L2         | 72.65  | N54°15'01"E |
| L3         | 253.67 | N45°12'56"E |
| L4         | 260.91 | N45°23'09"E |
| L5         | 256.93 | N45°23'58"E |
| L6         | 328.41 | S35°04'19"W |
| L7         | 193.92 | N25°49'14"E |
| L8         | 148.96 | N45°59'05"E |

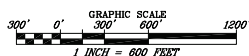
| CURVE TABLE |        |         |         |           |        |
|-------------|--------|---------|---------|-----------|--------|
| CURVE       | LENGTH | RADIUS  | TANGENT | DELTA     | CHORD  |
| C1          | 600.62 | 2357.91 | 301.95  | 14°35'41" | 599.00 |

I HEREBY STATE TO THE BEST  
OF MY KNOWLEDGE, INFORMATION & BELIEF,  
THE SURVEY SHOWN HEREON WAS MADE  
IN ACCORDANCE WITH THE REQUIREMENTS  
OF THE MINIMUM STANDARDS MANUAL  
FOR THE PRACTICE OF LAND SURVEYING  
IN SOUTH CAROLINA, AND MEETS OR EXCEEDS  
THE REQUIREMENTS FOR A CLASS C SURVEY  
AS SPECIFIED THEREIN.  
ALSO THERE ARE NO VISIBLE ENCROACHMENTS  
OR PROJECTIONS OTHER THAN SHOWN.

THOMAS G. STANLEY, JR., PLS # 18269

JOB # 05216B-19

DATE: FEBRUARY 18, 2019



BY GRAPHICAL DETERMINATION  
NOTE: This Lot Appears To Lie In A Federal Flood Plain  
Zone X Minimum Required Elevation N/A Ft.  
FIRM # 45029C 0275 G 12/21/2017