

Hattler Tract

259 (+/-) tax acres

Colleton County, SC

Offered at \$1,086,505 (\$4,195/acre)

Shown by appointment only

For Showings

Mary Beth Crapse	(803) 942-3824	marybeth@wisebatten.com
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Notes:

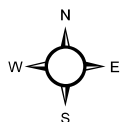
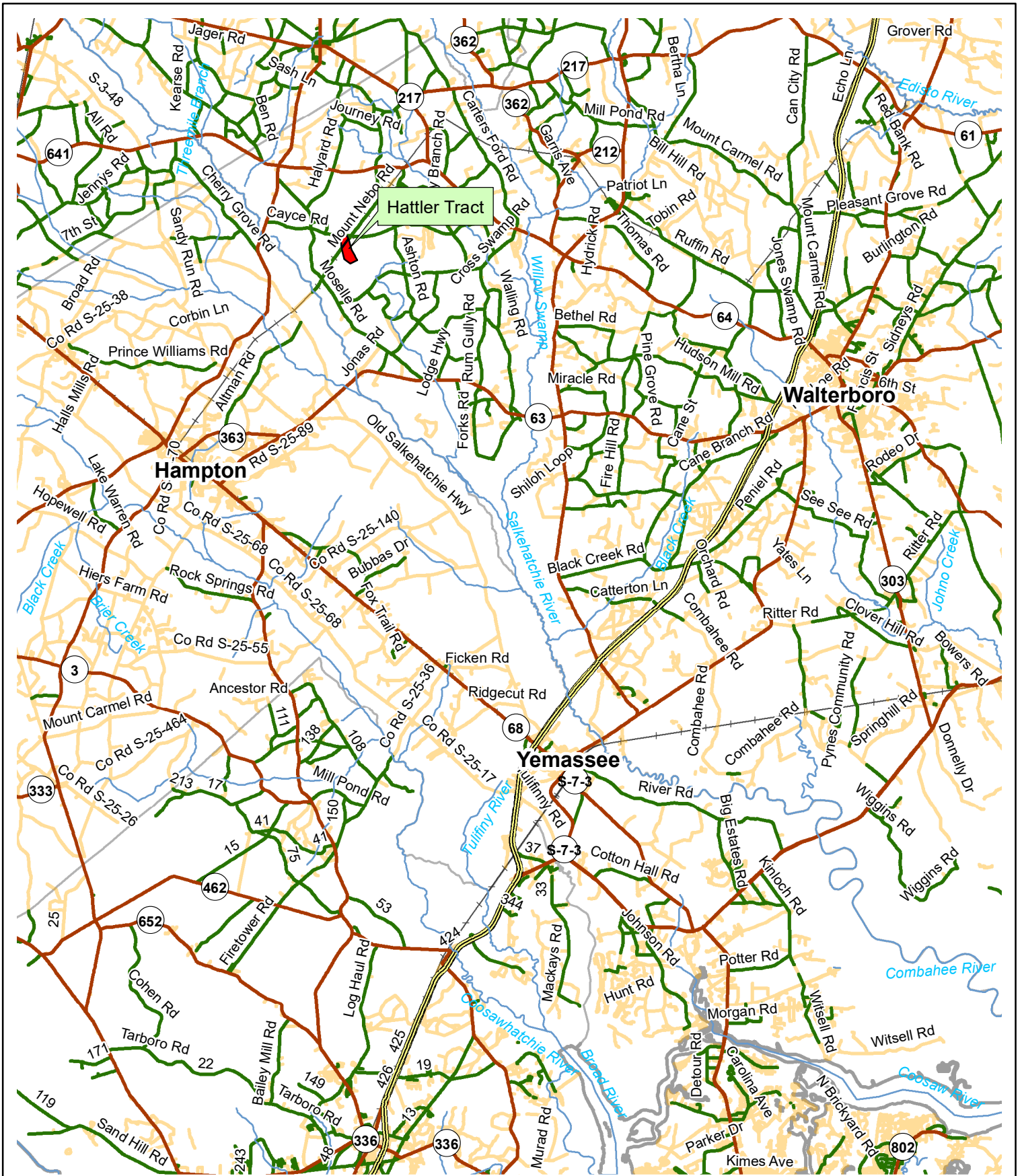
1. This offering is subject to change or withdrawal without notice.
2. This property is jointly listed with Brown Land and Plantation Advisors

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.

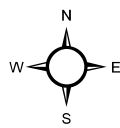
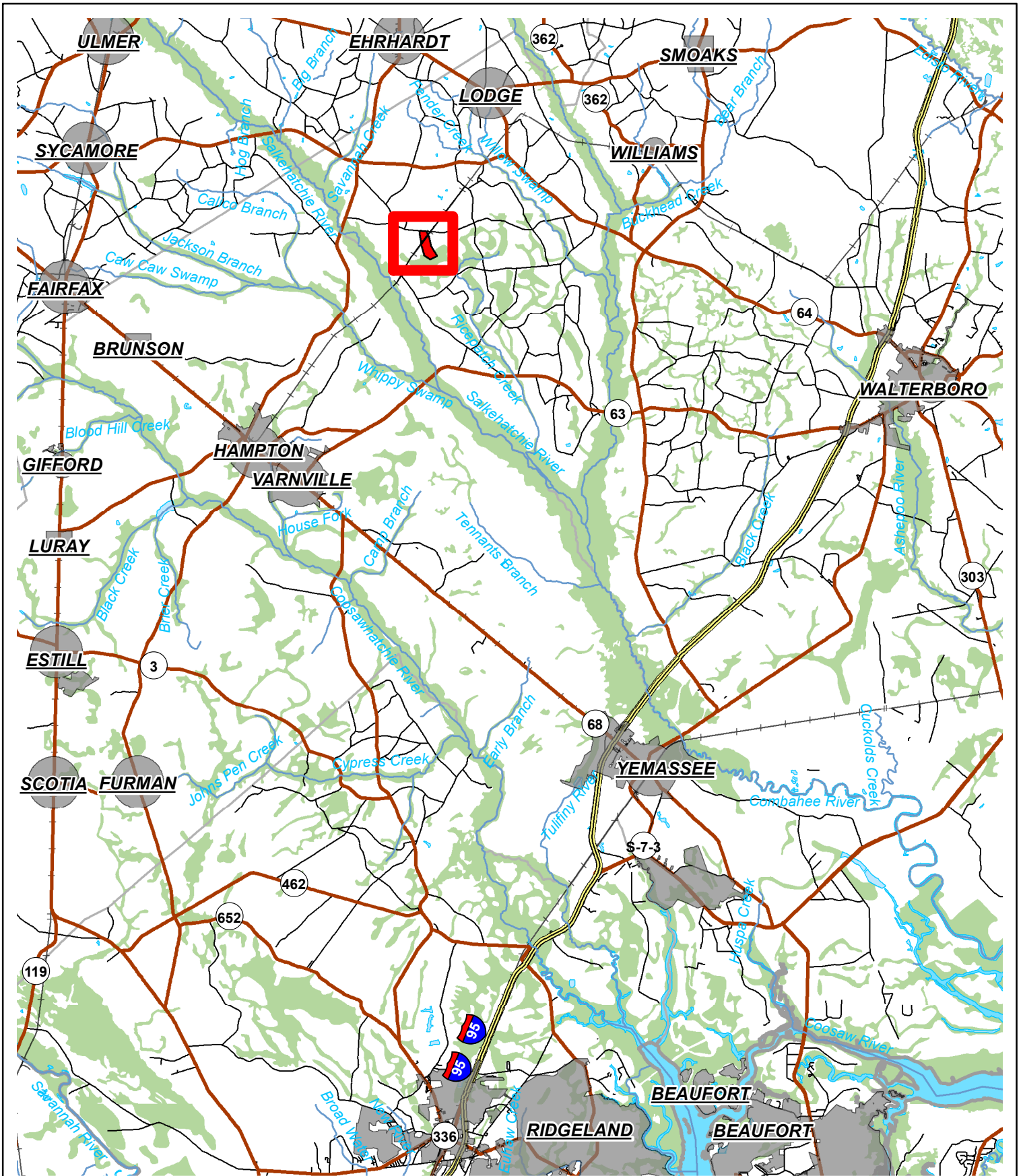


Hattler Tract – Property Highlights

- 259 +/- tax acres of timberland near Islandton in Colleton County, SC
 - 153 +/- acres of planted loblolly (2021)
 - 57 +/- acres of planted loblolly (2023)
 - Excellent all-weather interior road system
 - Excellent deer hunting property
 - 1,475 (+/-) feet of frontage on Cayce Road (paved)
 - 2,325 (+/-) feet of frontage on the north side of Mt. Nebo Road
 - 2,395 (+/-) feet of frontage on the south side of Mt. Nebo Road
 - No conservation easements on this property
-
- 13 (+/-) miles to Hampton, SC
 - 18 (+/-) miles to Walterboro, SC
 - 53 (+/-) miles to Beaufort, SC
 - 66 (+/-) miles to Charleston, SC
 - 68 (+/-) miles to Bluffton, SC
 - 70 (+/-) miles to Savannah, GA



Location Map
Hattler Tract
259 +/- Tax Acres
242.2 +/- GIS Acres
Colleton County, SC
Date: 9/17/2026

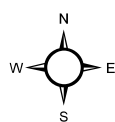
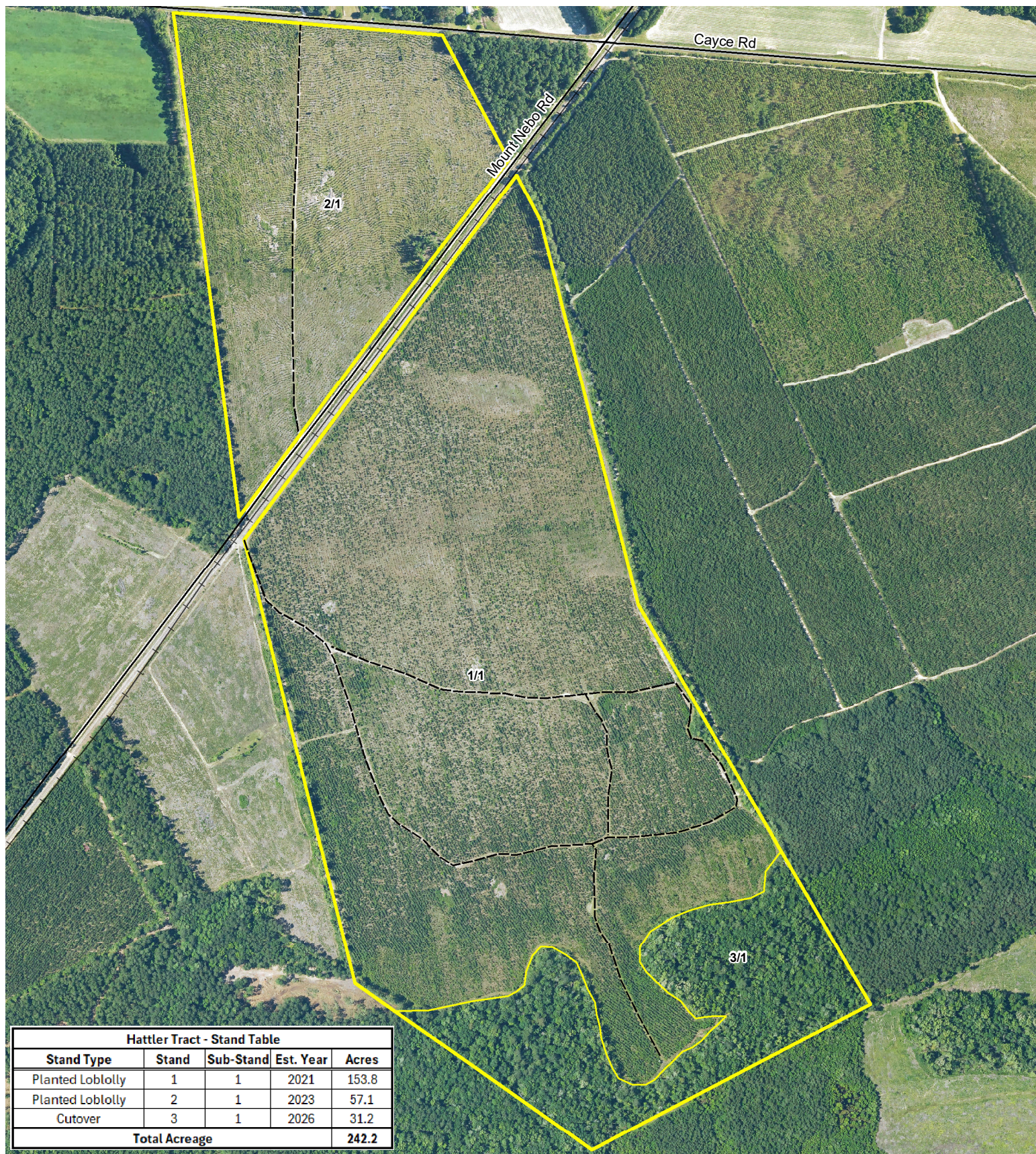


Legend

- SC Municipal Area
- Hattler Tract Boundary



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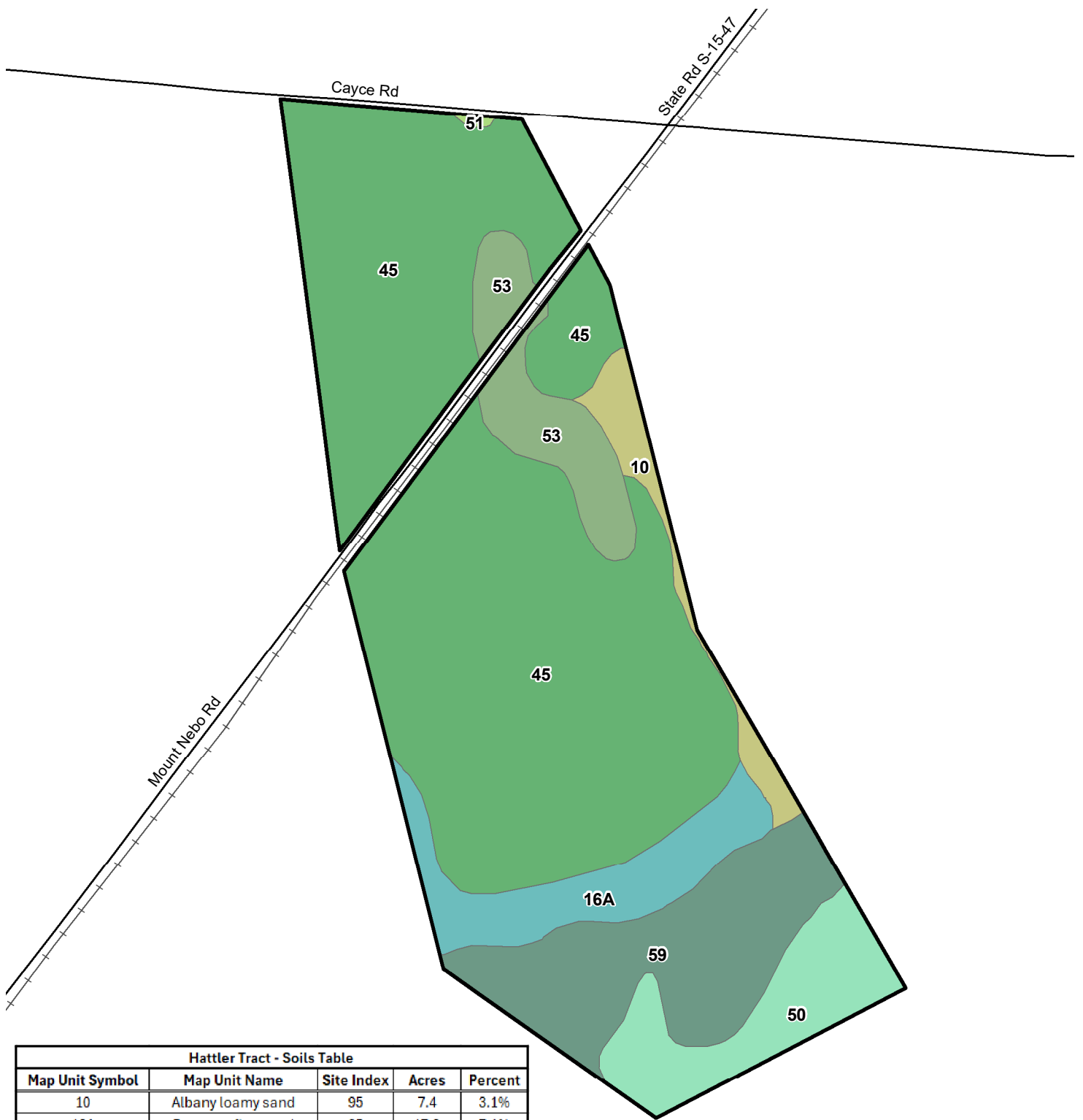


Legend

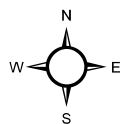
- Access Road
- Stand Delineation
- Hattler Tract Boundary



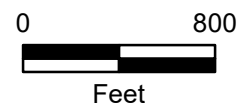
Stand Map
Hanna Stokes Youmans
Hattler Tract
242.2 +/- GIS Acres
Colleton County, SC
Date: 7/6/2026
2025 Aerial Imagery



Hattler Tract - Soils Table				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
10	Albany loamy sand	95	7.4	3.1%
16A	Bonneau fine sand	95	17.2	7.1%
45	Ocilla loamy sand	85	152.5	62.9%
50	Paxville fine sandy loam	96	18.4	7.6%
51	Pelham loamy sand	90	0.3	0.1%
53	Plummer loamy sand	-	14.5	6.0%
59	Seagate fine sand	80	32.1	13.2%
Site Index Representative of Loblolly Pine			242.4	100.0%



Legend	
	Hattler Tract Boundary
Map Unit Symbol	
	10
	16A
	45
	50
	51
	53
	59



Soils Map
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