

Peters Tree Farm

502 (+/-) Tax Acres

Hampton County, SC

Offered at \$3,263,000 (\$6,500/acre)

This property is not encumbered by a conservation easement

Shown by appointment only

For Showings

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Notes:

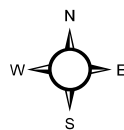
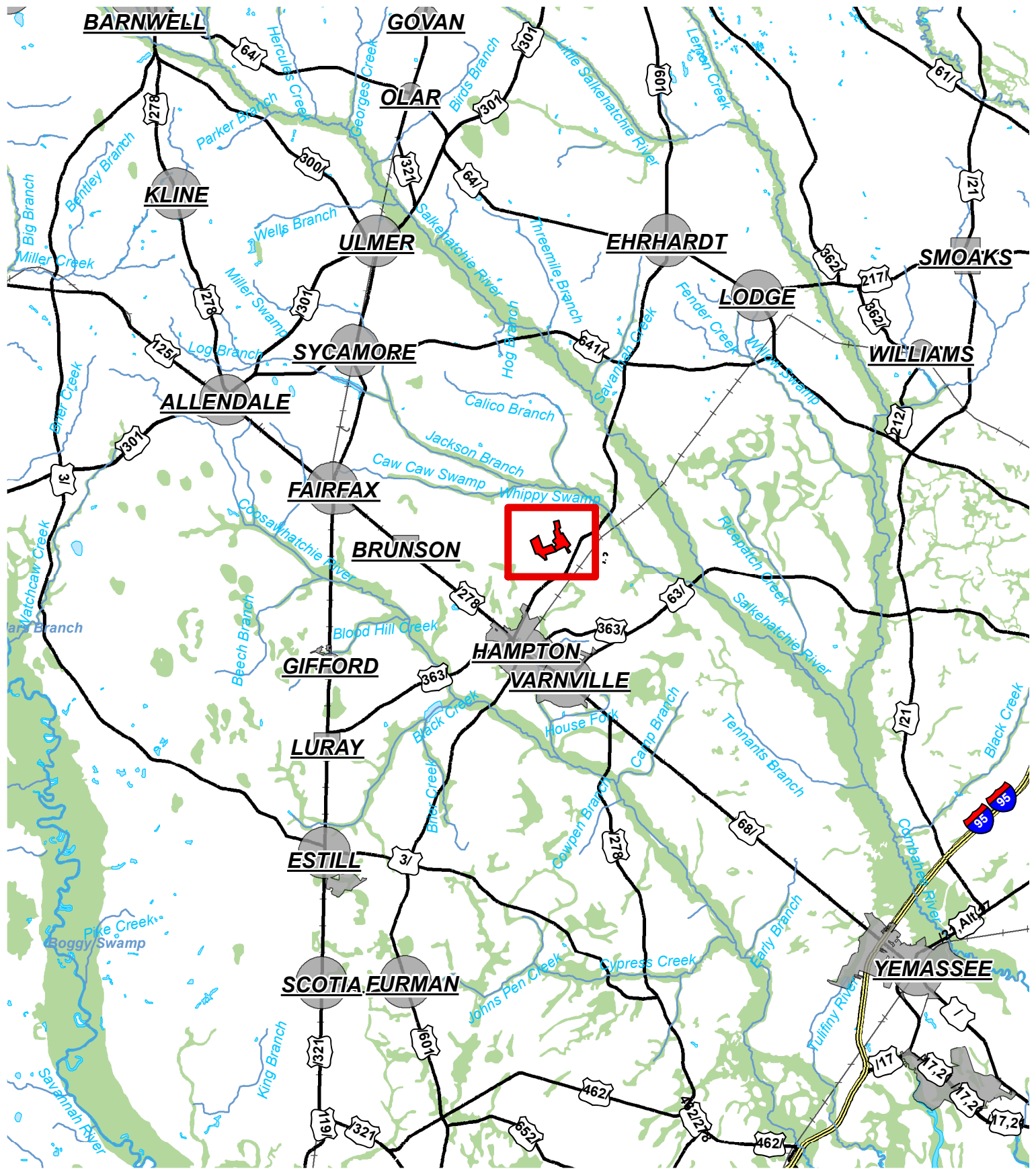
1. This offering is subject to change or withdrawal without notice.
2. This property is jointly listed with Brown Land and Plantation Advisors

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.



Peters Tree Farm – Property Highlights

- 502 (+/-) tax acres north of Hampton, near Crocketville in Hampton County, SC
- 1,636 (+/-) feet of frontage on Sandy Run Road
- Excellent timber investment property
- Good interior road system
- Property fronts on both sides of Sandy Run Road with 1,636 (+/-) feet of frontage
- Excellent hunting property – deer and turkey
- Timber information will be provided only to pre-qualified parties with serious interest
- No conservation easements
- 5 (+/-) miles to Hampton, SC (gas, groceries, restaurants)
- 7 (+/-) miles to Varnville, SC (hospital)
- 35 (+/-) miles to Ridgeland, SC
- 61 (+/-) miles to Bluffton, SC
- 65 (+/-) miles to Savannah, GA
- 75 (+/-) miles to Charleston, SC

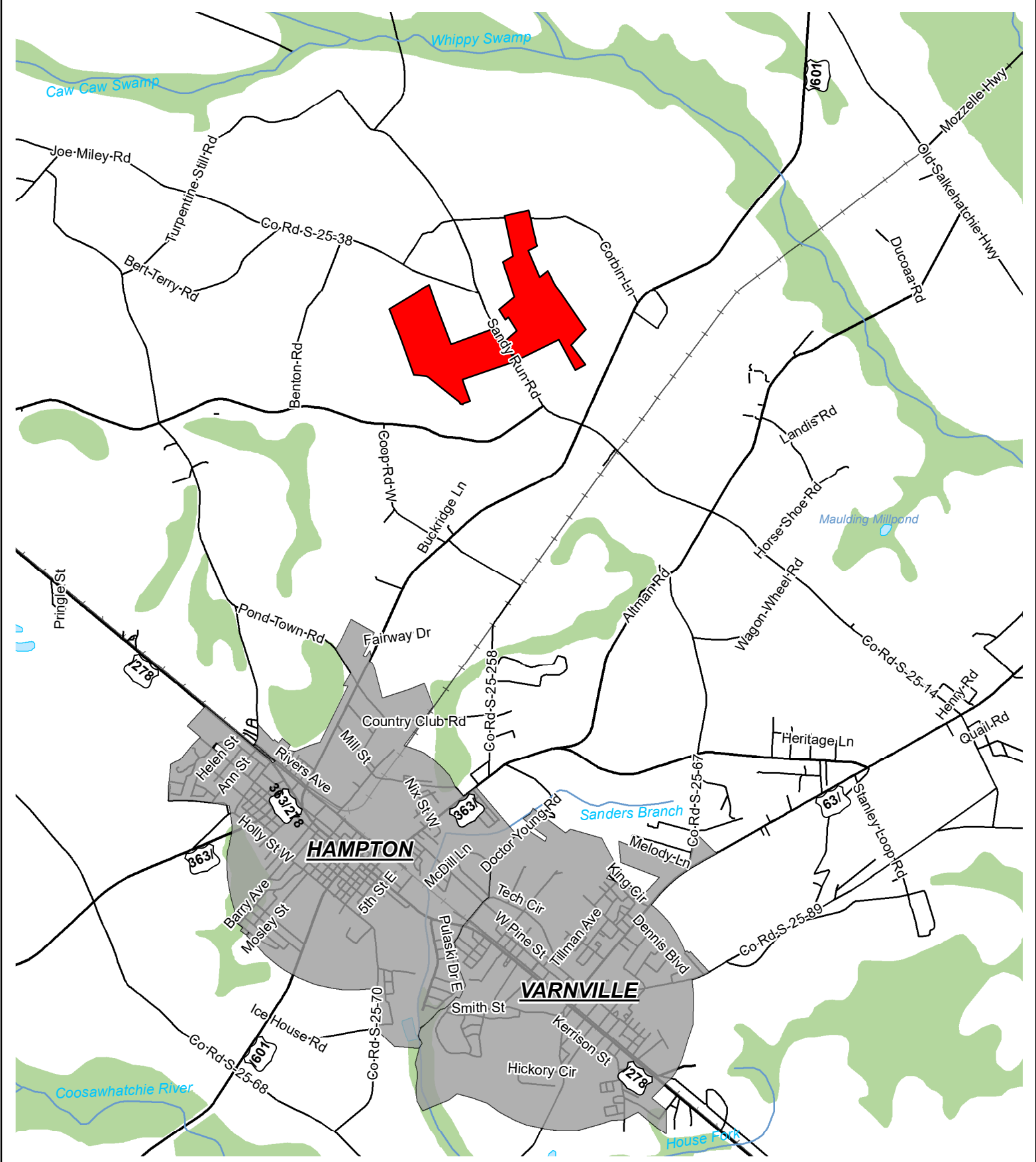


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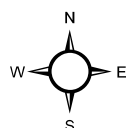
- Peters Tree Farm Location
- SC Municipal Area



Location Map
 Peters Tree Farm
 504.2 +/- GIS Acres
 502.0 +/- Tax Acres
 Hampton County, SC
 Date: 9/3/2026



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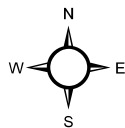
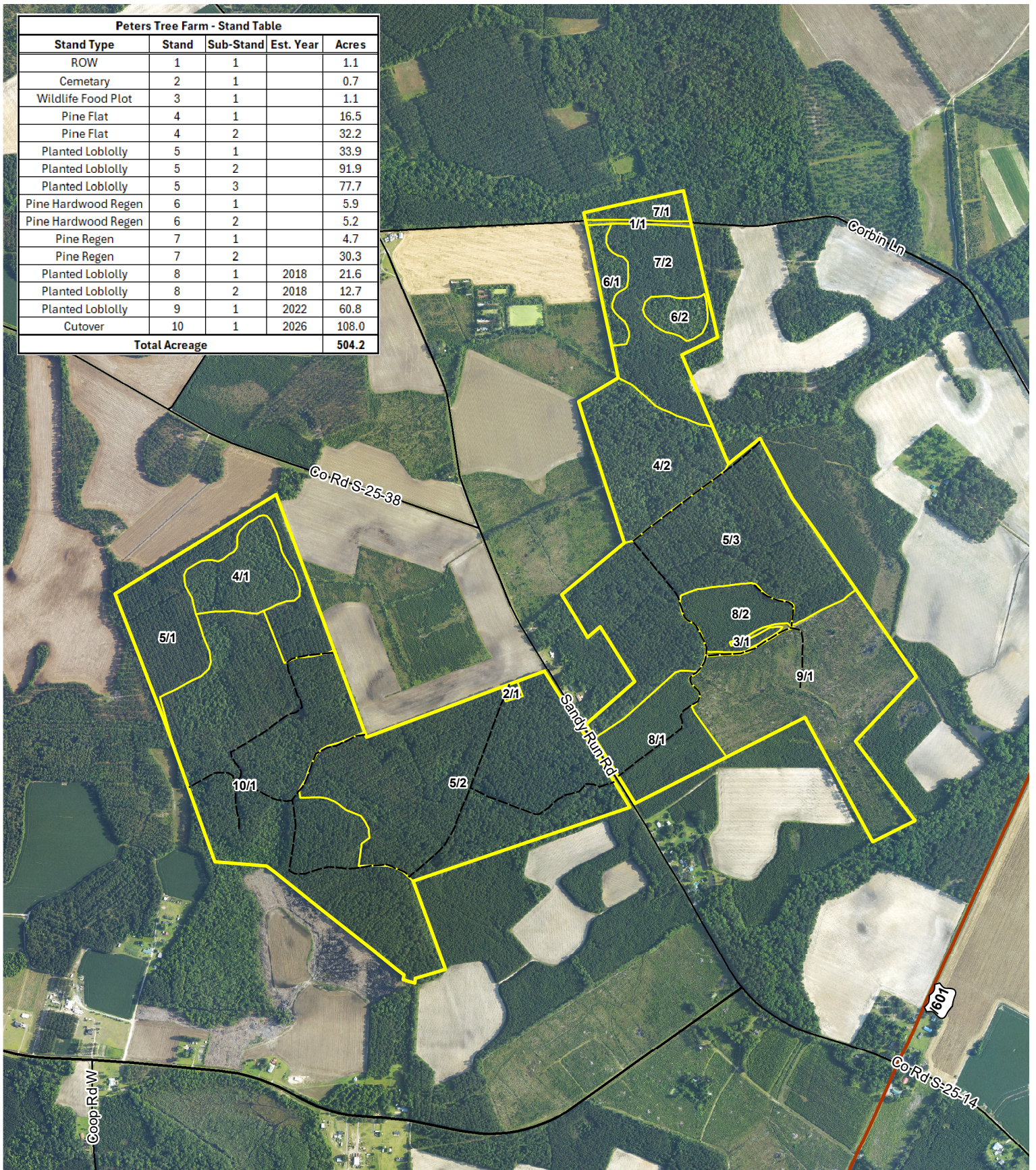
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- Peters Tree Farm Location
- SC Municipal Area



Location Map
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 502.0 +/- Tax Acres
 Hampton County, SC
 Date: 9/3/2026

Peters Tree Farm - Stand Table				
Stand Type	Stand	Sub-Stand	Est. Year	Acres
ROW	1	1		1.1
Cemetery	2	1		0.7
Wildlife Food Plot	3	1		1.1
Pine Flat	4	1		16.5
Pine Flat	4	2		32.2
Planted Loblolly	5	1		33.9
Planted Loblolly	5	2		91.9
Planted Loblolly	5	3		77.7
Pine Hardwood Regen	6	1		5.9
Pine Hardwood Regen	6	2		5.2
Pine Regen	7	1		4.7
Pine Regen	7	2		30.3
Planted Loblolly	8	1	2018	21.6
Planted Loblolly	8	2	2018	12.7
Planted Loblolly	9	1	2022	60.8
Cutover	10	1	2026	108.0
Total Acreage				504.2



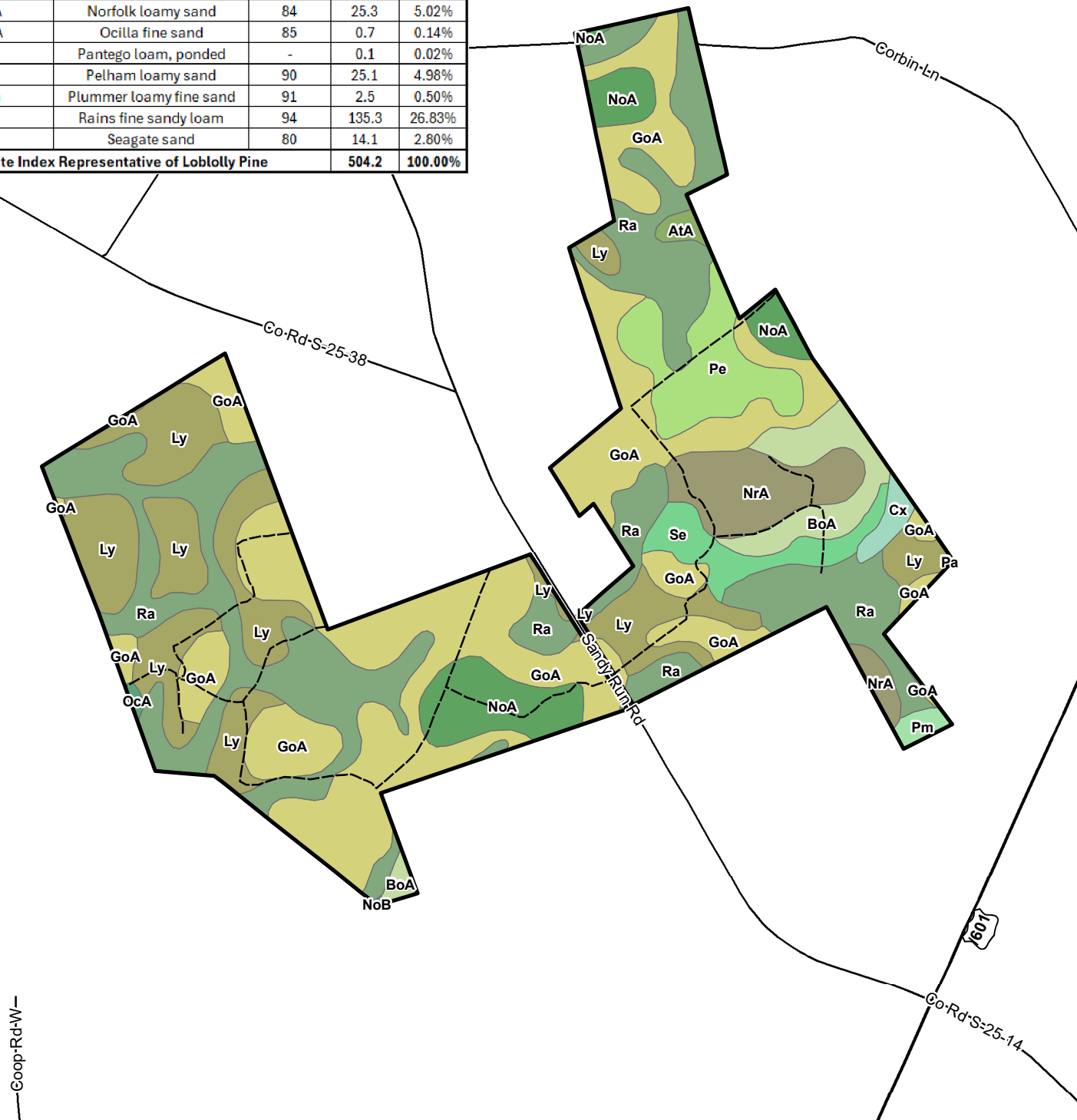
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- Access Road
- Stand Delineation
- Peters Tree Farm Boundary

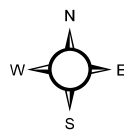


Peters Tree Farm
504.2 +/- GIS Acres
502.0 +/- Tax Acres
Hampton County, SC
Date: 8/28/2026
2025 Aerial Imagery

Peters Tree Farm - Soils Table				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
AtA	Autryville sand	77	2.2	0.44%
BoA	Bonneau fine sand	86	18.7	3.71%
Cx	Coxville loam	91	3.6	0.71%
GoA	Goldsboro loamy sand	90	161.9	32.11%
Ly	Lynchburg loamy fine sand	86	85.3	16.92%
NoA	Noboco loamy sand	90	29.2	5.79%
NoB	Noboco loamy sand	90	0.2	0.04%
NrA	Norfolk loamy sand	84	25.3	5.02%
OcA	Ocilla fine sand	85	0.7	0.14%
Pa	Pantego loam, ponded	-	0.1	0.02%
Pe	Pelham loamy sand	90	25.1	4.98%
Pm	Plummer loamy fine sand	91	2.5	0.50%
Ra	Rains fine sandy loam	94	135.3	26.83%
Se	Seagate sand	80	14.1	2.80%
Site Index Representative of Loblolly Pine			504.2	100.00%



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Legend

--- Access Road
 [Thick black line] Peters Tree Farm Boundary

Map Unit Symbol

AtA
 BoA
 Cx

GoA
 Ly
 NoA
 NoB
 NrA
 OcA

Pa
 Pe
 Pm
 Ra
 Se

0 1,320
 Feet

Soils Map
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