McMillan Farm

227.87 (+/-) Plat Acres

Bamberg County, South Carolina

Priced at $1,253,285 ($5,500/acre)

This property is not encumbered by a conservation easement

Notes:

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

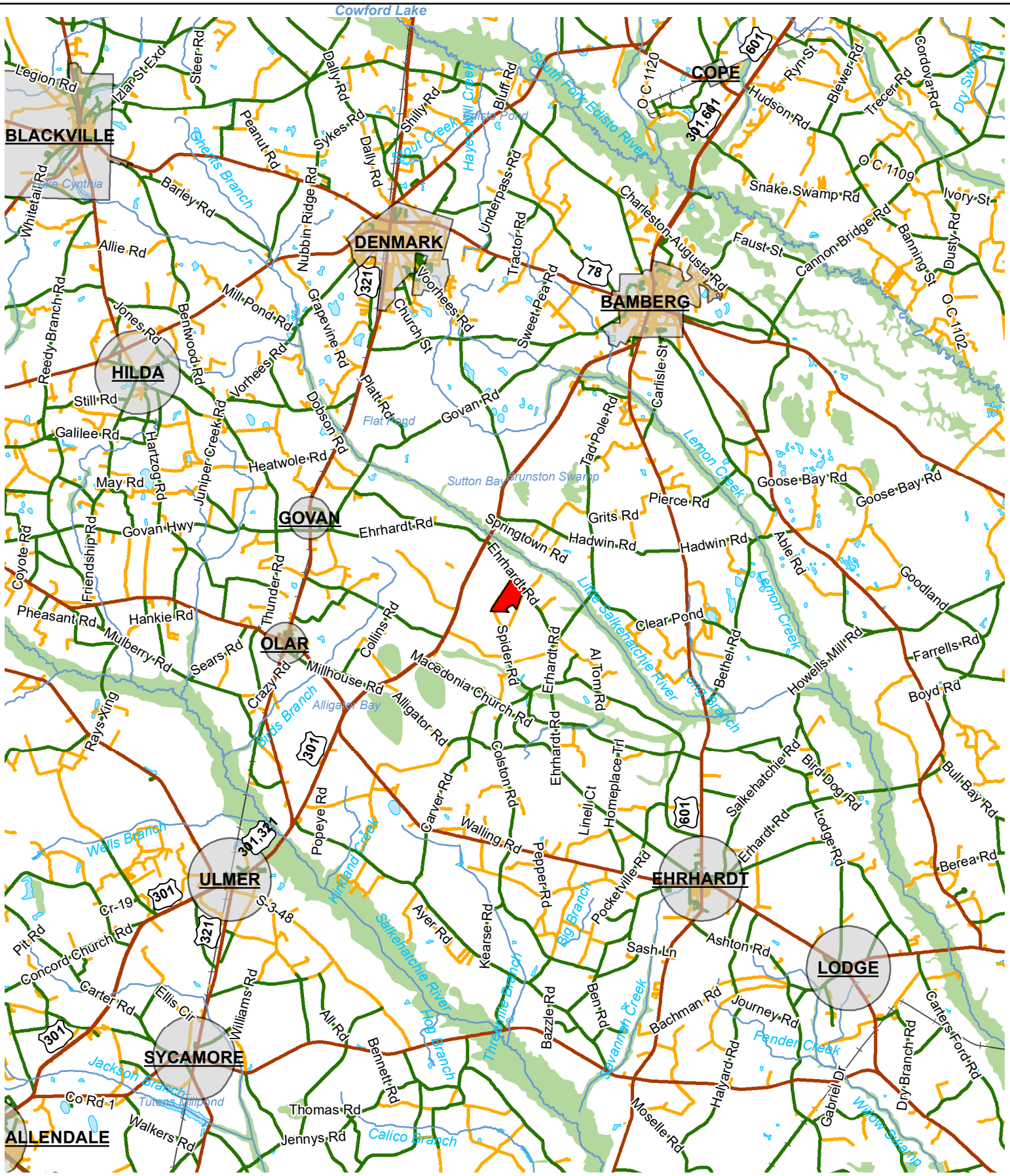
Note to Brokers: To be eligible for any commission offered by the Seller when purchasing a property listed by Wise Batten, Inc., a cooperating broker must be identified at the time of initial contact and must be present at the initial showing. If these conditions are not met, any cooperating broker compensation will be at the sole discretion of Wise Batten, Inc. Buyers are free to engage and compensate their own brokers independently.

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BROWN
LAND + PLANTATION ADVISORS

McMillan Farm – Property Highlights

- Excellent paved road frontage plus county-maintained dirt roads on 2 sides
- Good deer and dove hunting areas
- Beautiful farming neighborhood
- Opportunity to irrigate large acreage
- No conservation easements
- 62 +/- miles to Columbia, SC
- 55 +/- miles to Aiken, SC
- 40 +/- miles to Estill, SC
- 72 +/- miles to Augusta, GA

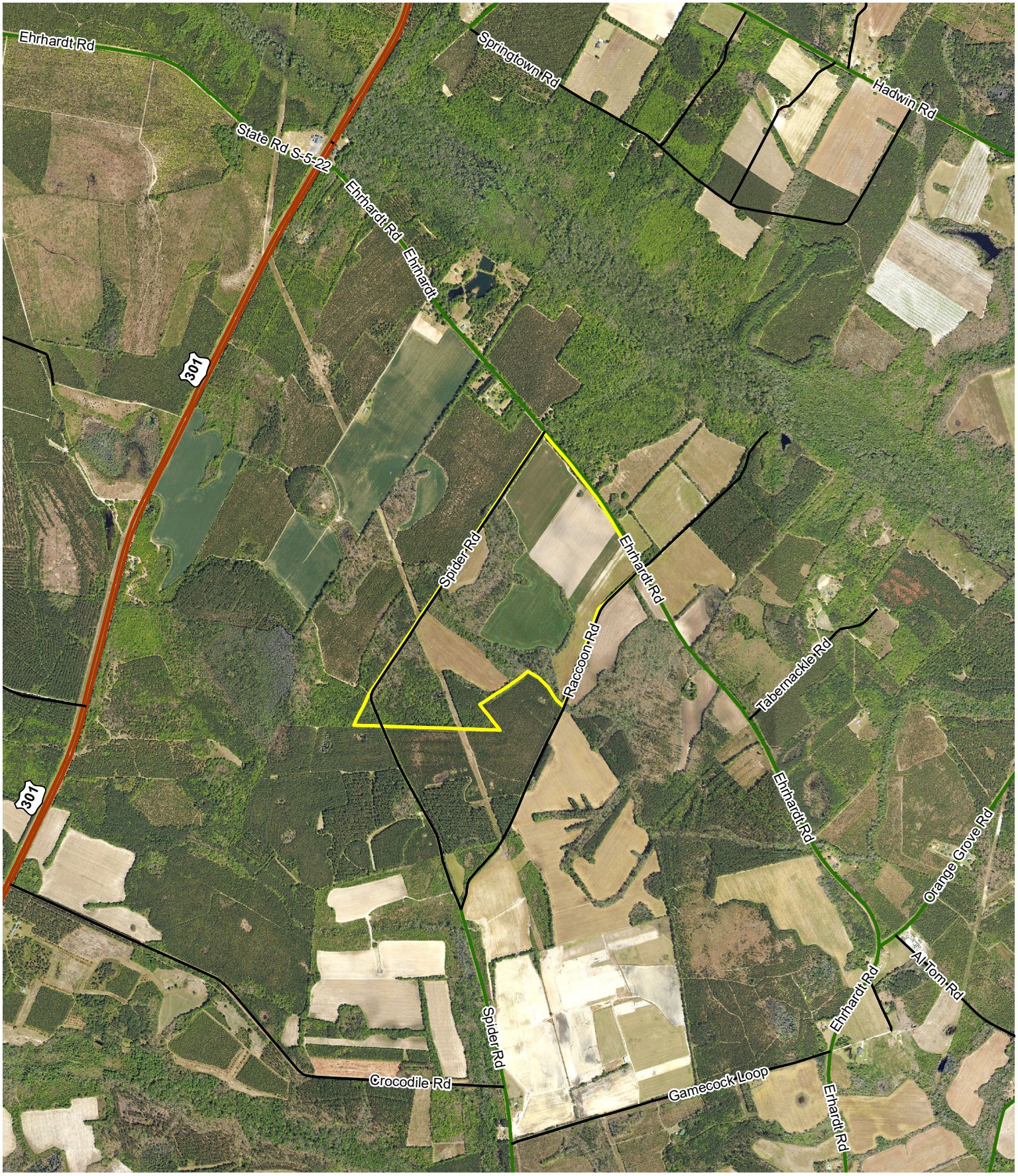


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Location Map
McMillan Farm
227.87 +/- Plat Acres
Bamberg County, SC
Date: 6/24/2025



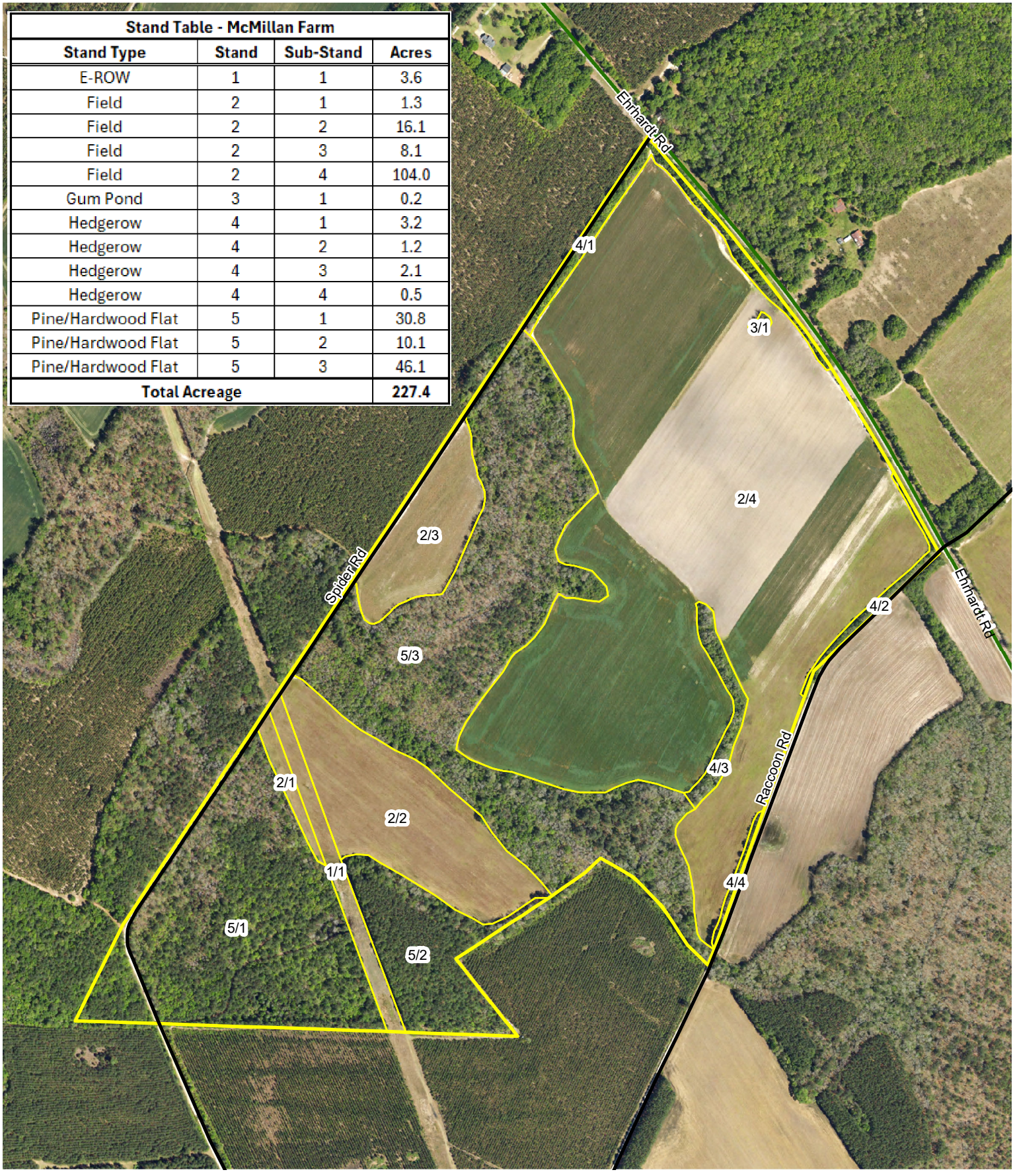
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Location Map
McMillan Farm
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Bamberg County, SC
Date: 6/24/2025
2023 Aerial Photography

Stand Table - McMillan Farm			
Stand Type	**Stand**	**Sub-Stand**	**Acres**
E-ROW	1	1	3.6
Field	2	1	1.3
Field	2	2	16.1
Field	2	3	8.1
Field	2	4	104.0
Gum Pond	3	1	0.2
Hedgerow	4	1	3.2
Hedgerow	4	2	1.2
Hedgerow	4	3	2.1
Hedgerow	4	4	0.5
Pine/Hardwood Flat	5	1	30.8
Pine/Hardwood Flat	5	2	10.1
Pine/Hardwood Flat	5	3	46.1
Total Acreage			**227.4**



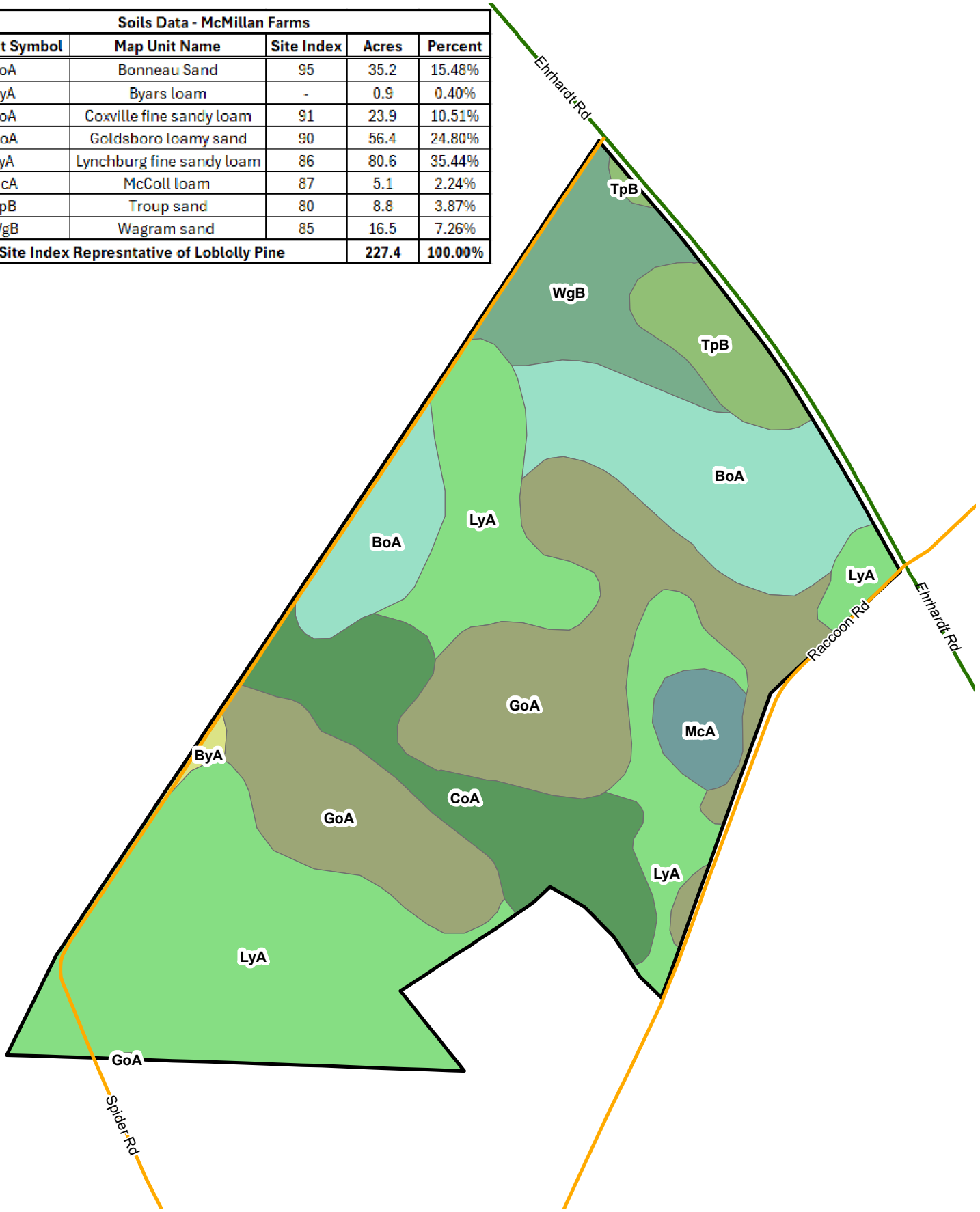
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Stand Map
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Soils Data - McMillan Farms				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
BoA	Bonneau Sand	95	35.2	15.48%
ByA	Byars loam	-	0.9	0.40%
CoA	Coxville fine sandy loam	91	23.9	10.51%
GoA	Goldsboro loamy sand	90	56.4	24.80%
LyA	Lynchburg fine sandy loam	86	80.6	35.44%
McA	McColl loam	87	5.1	2.24%
TpB	Troup sand	80	8.8	3.87%
WgB	Wagram sand	85	16.5	7.26%
Site Index Represntative of Loblolly Pine			**227.4**	**100.00%**



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