Woodside Plantation

494 (+/-) Acres

Hampton County, SC

Offered at $7,000,000

Protected by a conservation easement with The Nature Conservancy

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Shown by appointment only

For Showings

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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.

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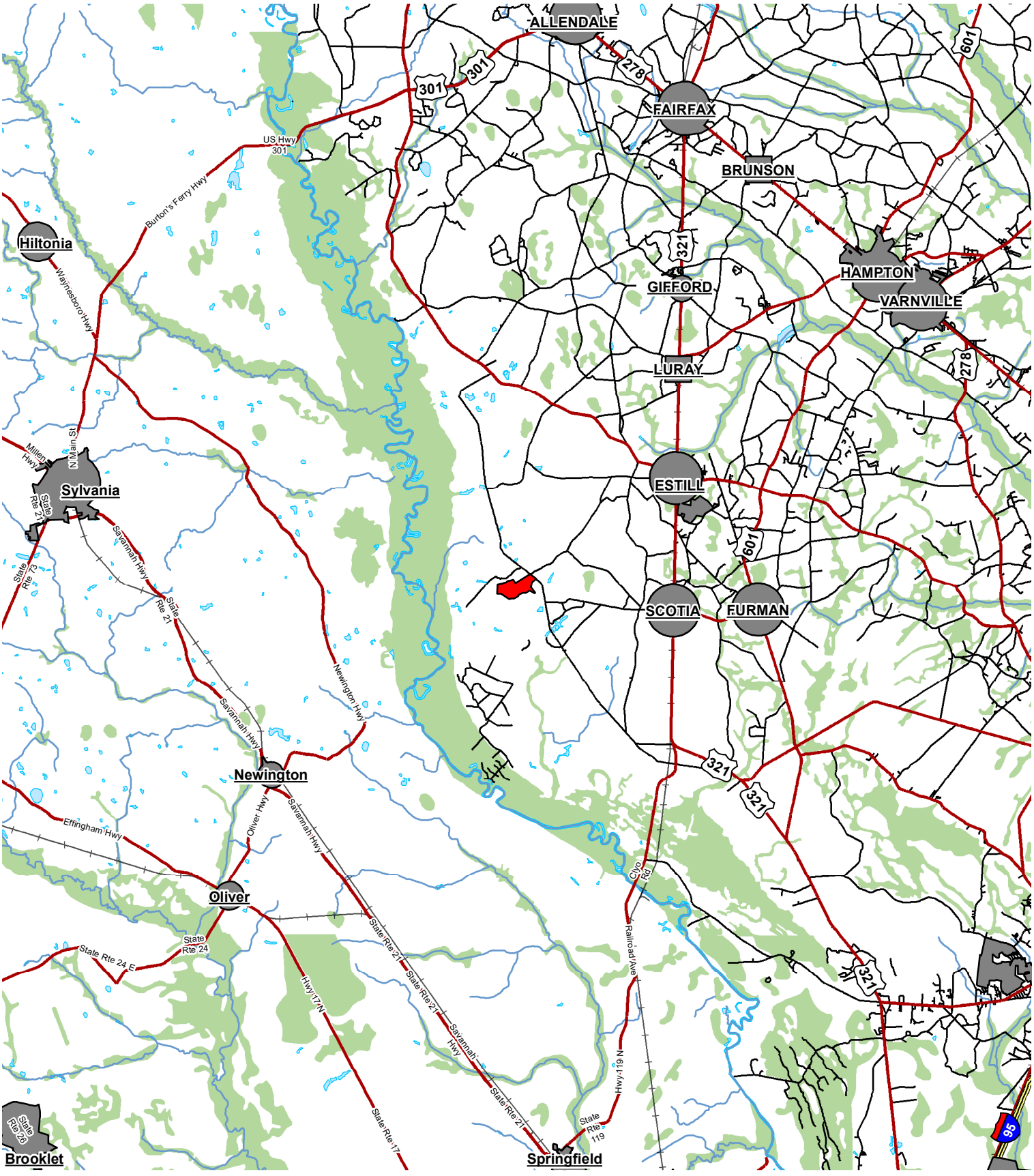
BROWN
LAND + PLANTATION ADVISORS

Woodside Plantation Property Highlights

- 494.69 +/- acres in Hampton County, South Carolina with an excellent location along Augusta Stagecoach Road
- Originally part of a 75,000-acre land grant in 1737
- 3/4 mile live oak allée leading to the 1800s Plantation house
- Built in 1871, the Colonial Revival home is a throwback to Plantation days and has been lovingly renovated with all the modern conveniences. With five large bedrooms, the home can accommodate groups of up to ten hunting and non-shooting guests.
- Home features: copper roof, wide plank hardwood floors, multiple fireplaces, modern kitchen with high end appliances, cypress molding, ceilings and panels, gun room, formal study, and a remarkable oval entrance hall
- Dining room mural was painted by Jennifer Rempel of Pittsburg in 1994 and contains only wildlife and flora indigenous to Woodside
- Well-appointed single bedroom guest house adjacent to the main Plantation house
- Hunting barn with gun storage, large dining area and serves as a great place to meet up for a hunt
- Manager’s house
- 3.75 +/- acre bass pond located behind the main Plantation house
- Expansive, ready to hunt quail woods with established quail courses that mimic the conditions of old-fashioned quail hunts
- Outstanding wildlife habitat throughout and extremely game rich environment
- In support of the hunt, there is a 90'x50' horse barn and equestrian facilities with 15 +/- acres of fenced paddocks including a 1 acre riding arena
- A ten-run dog kennel and flight pen
- 132 +/- acres of tillable ag fields that could also serve as plantable areas for quail cover

- Additional improvements that support the farming operations include 125' x 35' pole barn, 115' x 35' pole barn, 134'x40' woodshed, grain bin and multiple other support structures
- 9 +/- acres of flooded, planted and controlled waterfowl impoundment
- Towering hardwood and pine timber throughout
- Expansive and well-maintained road system
- Surrounded by like-minded neighbors
- Protected by a conservation easement with The Nature Conservancy
- Nearby plantations include Crab Orchard, the Calhoun Tract, Woodstock, Bostic, Groton, Gravel Hill and many other



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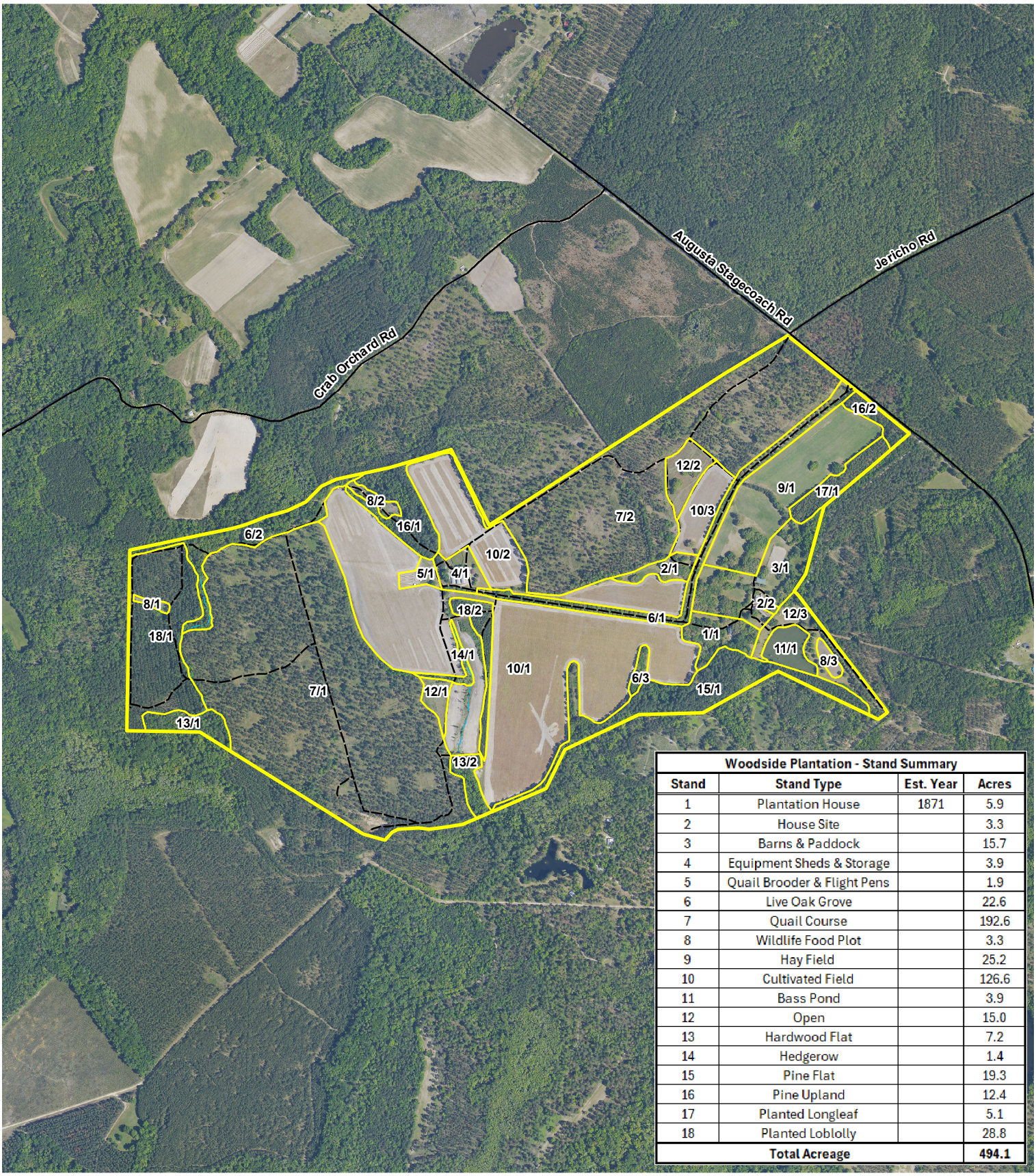
Legend

- SC & GA Municipal Area
- Woodside Plantation Boundary

0 5
Miles

Location Map
Woodside Plantation
494.1 +/- GIS Acres
494.69 +/- Tax Acres
Hampton County, SC
Date: 10/15/2026



Woodside Plantation - Stand Summary			
Stand	Stand Type	Est. Year	Acres
1	Plantation House	1871	5.9
2	House Site		3.3
3	Barns & Paddock		15.7
4	Equipment Sheds & Storage		3.9
5	Quail Brooder & Flight Pens		1.9
6	Live Oak Grove		22.6
7	Quail Course		192.6
8	Wildlife Food Plot		3.3
9	Hay Field		25.2
10	Cultivated Field		126.6
11	Bass Pond		3.9
12	Open		15.0
13	Hardwood Flat		7.2
14	Hedgerow		1.4
15	Pine Flat		19.3
16	Pine Upland		12.4
17	Planted Longleaf		5.1
18	Planted Loblolly		28.8
Total Acreage			**494.1**

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Legend

- Access Roads
- Drainage Ditch
- Stand Delineation
- Woodside Plantation Boundary

0 1,320
Feet

Stand Map
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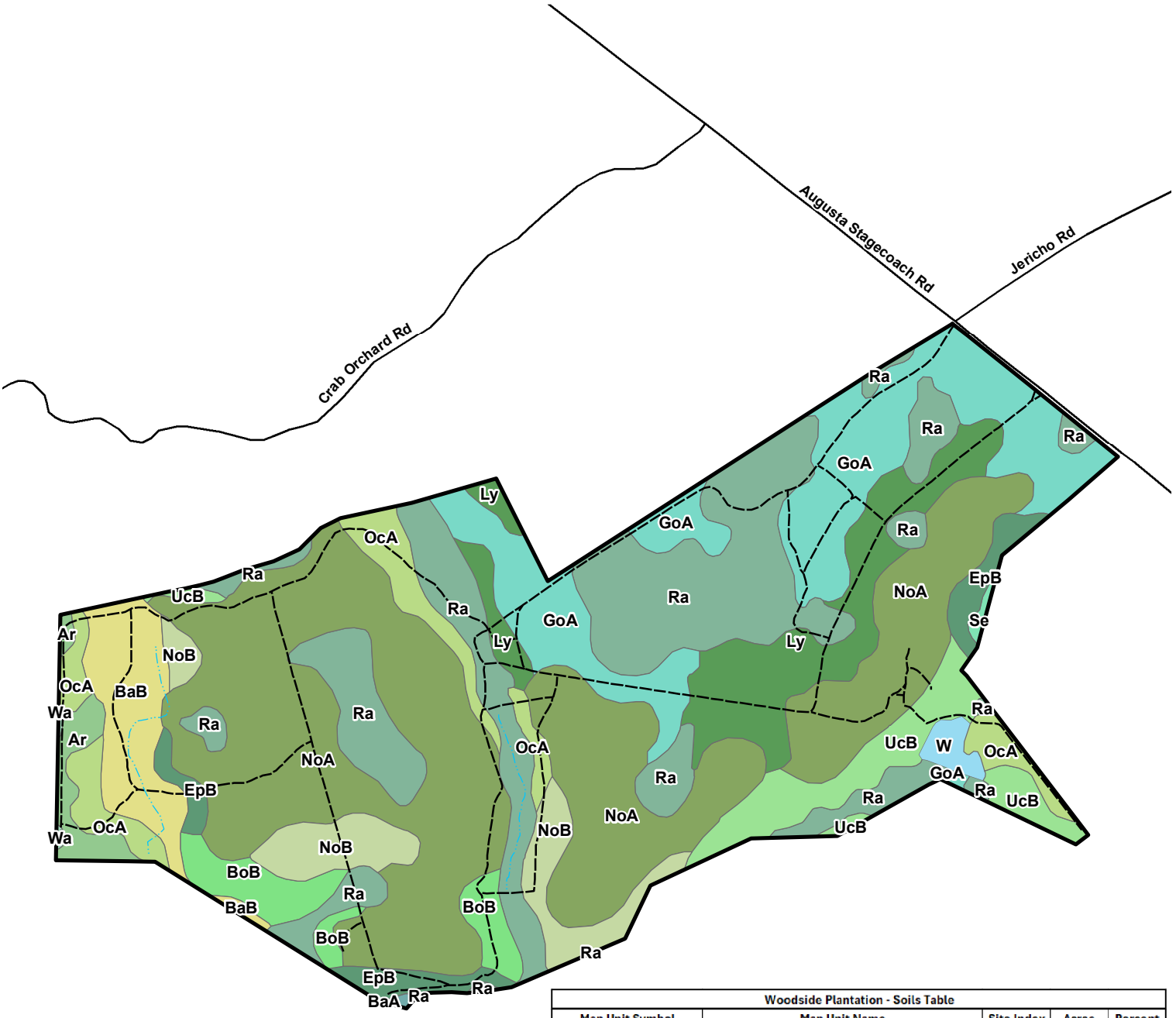
2025 Aerial Imagery



Woodside Plantation - Soils Table				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
BaA	Blanton fine sand, 0 to 2 percent slopes	80	0.4	0.08%
Wa	Wahee fine sandy loam	86	0.4	0.08%
Se	Seagate sand	80	0.7	0.14%
W	Water	-	2.9	0.59%
Ar	Argent fine sandy loam, ponded	-	6.9	1.40%
EpB	Emporia loamy sand, 2 to 6 percent slopes	75	11.9	2.41%
BoB	Bonneau fine sand, 2 to 6 percent slopes	86	14.9	3.02%
BaB	Blanton fine sand, 2 to 6 percent slopes	80	21.3	4.31%
NoB	Noboco loamy sand, 2 to 6 percent slopes	90	21.9	4.43%
UcB	Uchee sand, 2 to 6 percent slopes	82	22.0	4.45%
OcA	Ocilla fine sand, 0 to 2 percent slopes	85	22.7	4.59%
Ly	Lynchburg loamy fine sand, 0 to 2 percent slopes	86	36.1	7.31%
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	90	65.7	13.30%
Ra	Rains fine sandy loam, 0 to 2 percent slopes	94	99.3	20.10%
NoA	Noboco loamy sand, 0 to 2 percent slopes	90	167.0	33.80%
Site Index Representative of Loblolly Pine			494.1	100.00%

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Legend

- Access Roads
- Drainage Ditch
- Woodside Plantation Boundary

Map Unit Symbol

Ar, BaA, BaB, BoB, EpB, GoA, Ly, NoA, NoB, OcA, Ra, Se, UcB, W, Wa

0 1,320
Feet

Soils Map
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