

Crocketville East

Hampton County, SC

47.8 (+/-) Acres

Offered at \$358,500 (\$7,500/acre)

Shown by appointment only

For Showings

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Notes:

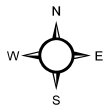
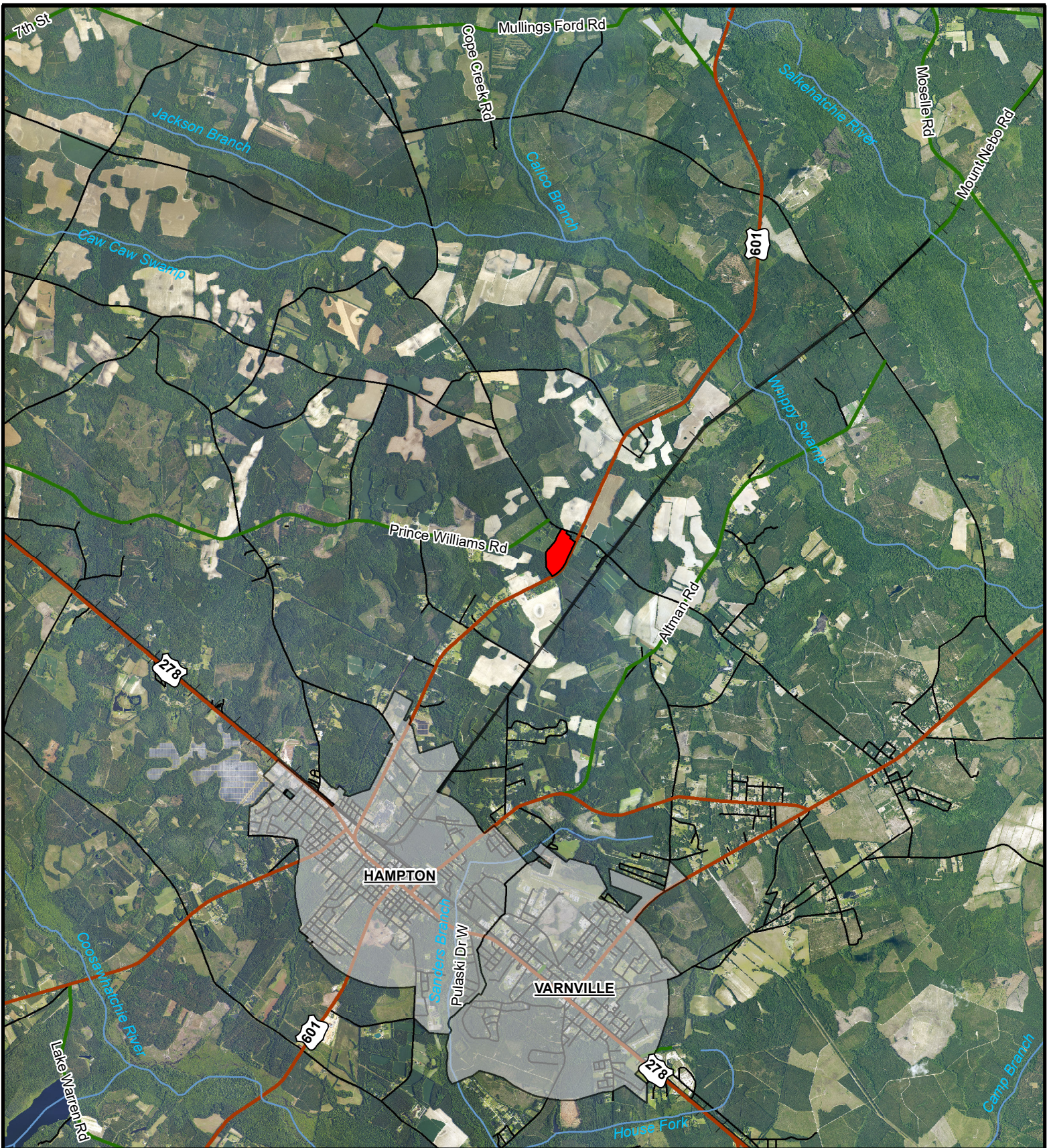
1. This is a joint listing with Brown Land + Plantation Advisors
2. This offering is subject to change or withdrawal without notice.

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.



Crocketville East 47.8 Acres – Property Highlights

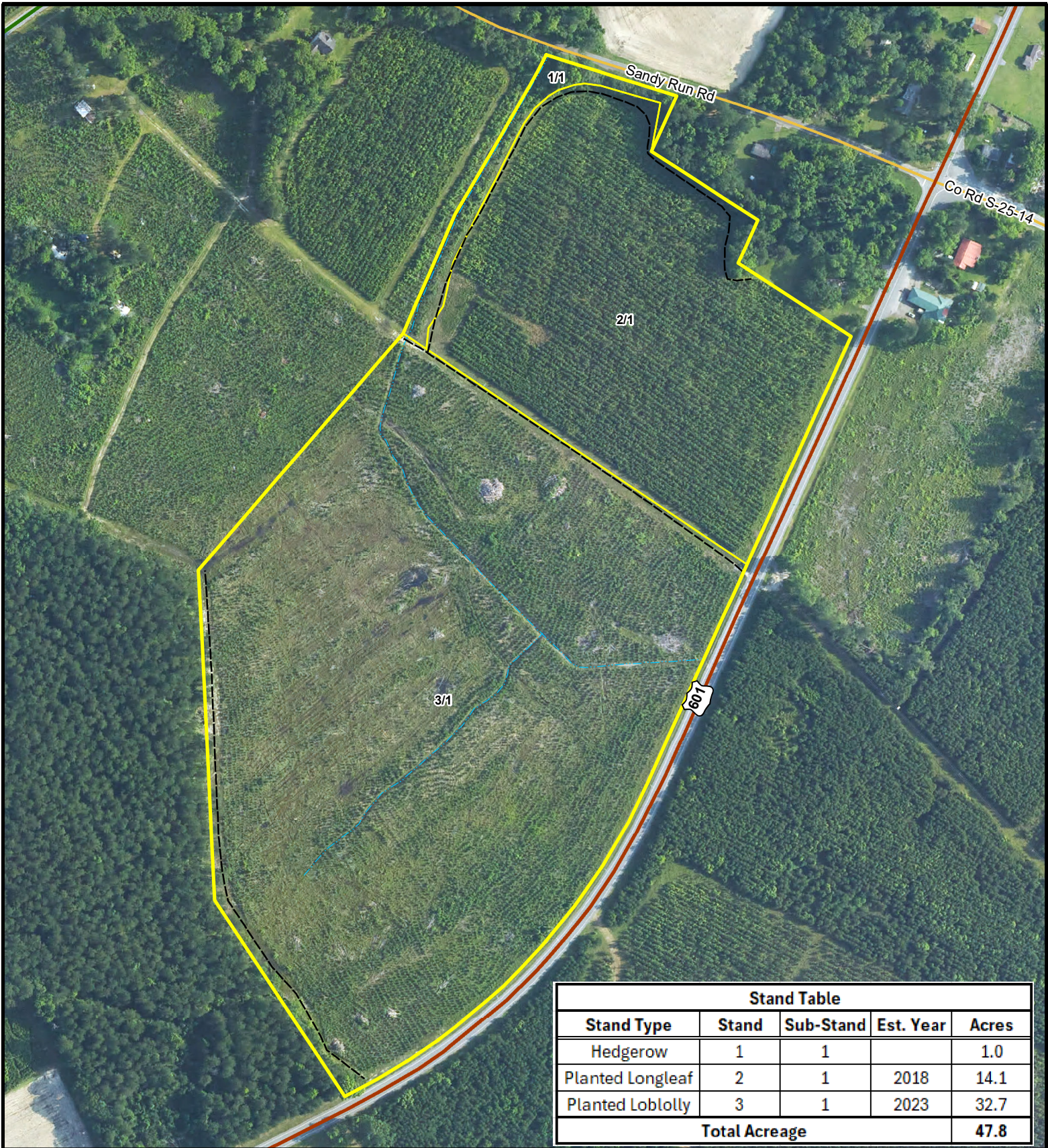
- 47.8 +/- acres near Crocketville, SC in Hampton County
- 14.1 +/- acres of planted longleaf pine (2018)
- 32.7 +/- acres of planted loblolly pine (2023)
- 2,198 +/- feet of frontage on Hwy 601
- 321 +/- feet of frontage on Sandy Run Rd
- Potential house site, barndominium, or mini farm
- Excellent deer and turkey populations
- Very productive soils for timberland
- 5 +/- miles to Hampton, SC
- 50 +/- miles to Beaufort, SC
- 61 +/- miles to Bluffton, SC
- 65 +/- miles to Savannah, GA
- No conservation easements



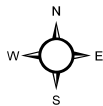
Legend	
	Primary Highway
	Secondary Road
	County Road
	Railroad
	Boundary
	SC Municipal Area



Location Map
 Crocketville Tract
 47.8 +/- GIS Acres
 Hampton County, SC
 Date: 2/5/2026
 2025 Aerial Photography

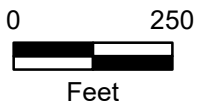


Stand Table				
Stand Type	Stand	Sub-Stand	Est. Year	Acres
Hedgerow	1	1		1.0
Planted Longleaf	2	1	2018	14.1
Planted Loblolly	3	1	2023	32.7
Total Acreage				47.8

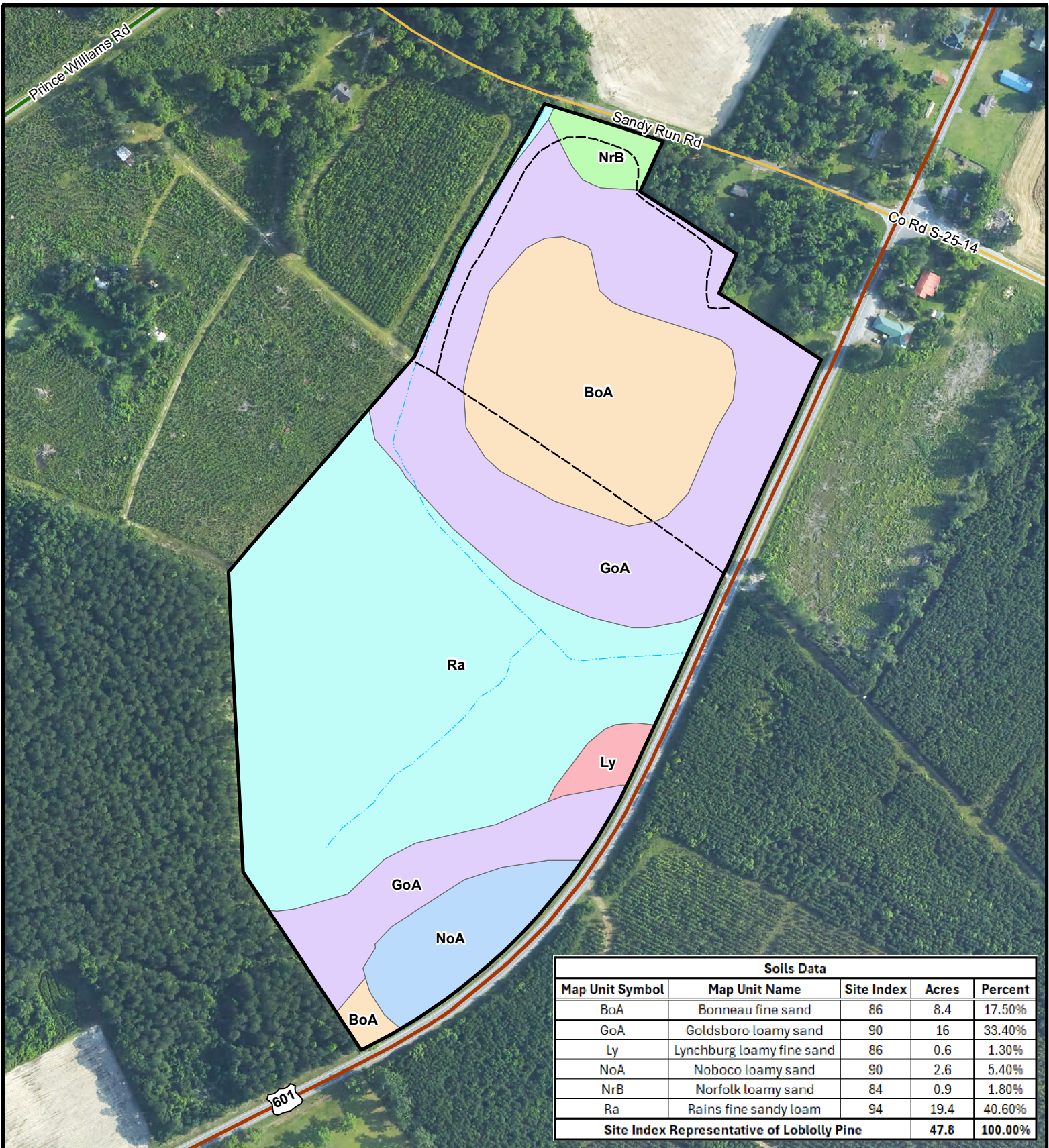


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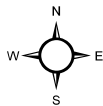
- Access Roads
- - - Drainage Ditch
- Stand Delineation
- Boundary



Stand Map
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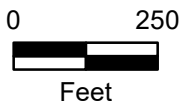


Soils Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
BoA	Bonneau fine sand	86	8.4	17.50%
GoA	Goldsboro loamy sand	90	16	33.40%
Ly	Lynchburg loamy fine sand	86	0.6	1.30%
NoA	Noboco loamy sand	90	2.6	5.40%
NrB	Norfolk loamy sand	84	0.9	1.80%
Ra	Rains fine sandy loam	94	19.4	40.60%
Site Index Representative of Loblolly Pine			47.8	100.00%



Legend

- Access Roads
- - - Drainage Ditch
- Boundary



Soils Map
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