

Crocketville East

Hampton County, SC

70 (+/-) Acres

Offered at \$560,000 (\$8,000/acre)

Shown by appointment only

For Showings

Bill Mixon	(803) 842-4602	bill@wisebatten.com
Mary Beth Crapse	(803) 942-3824	marybeth@wisebatten.com

Notes:

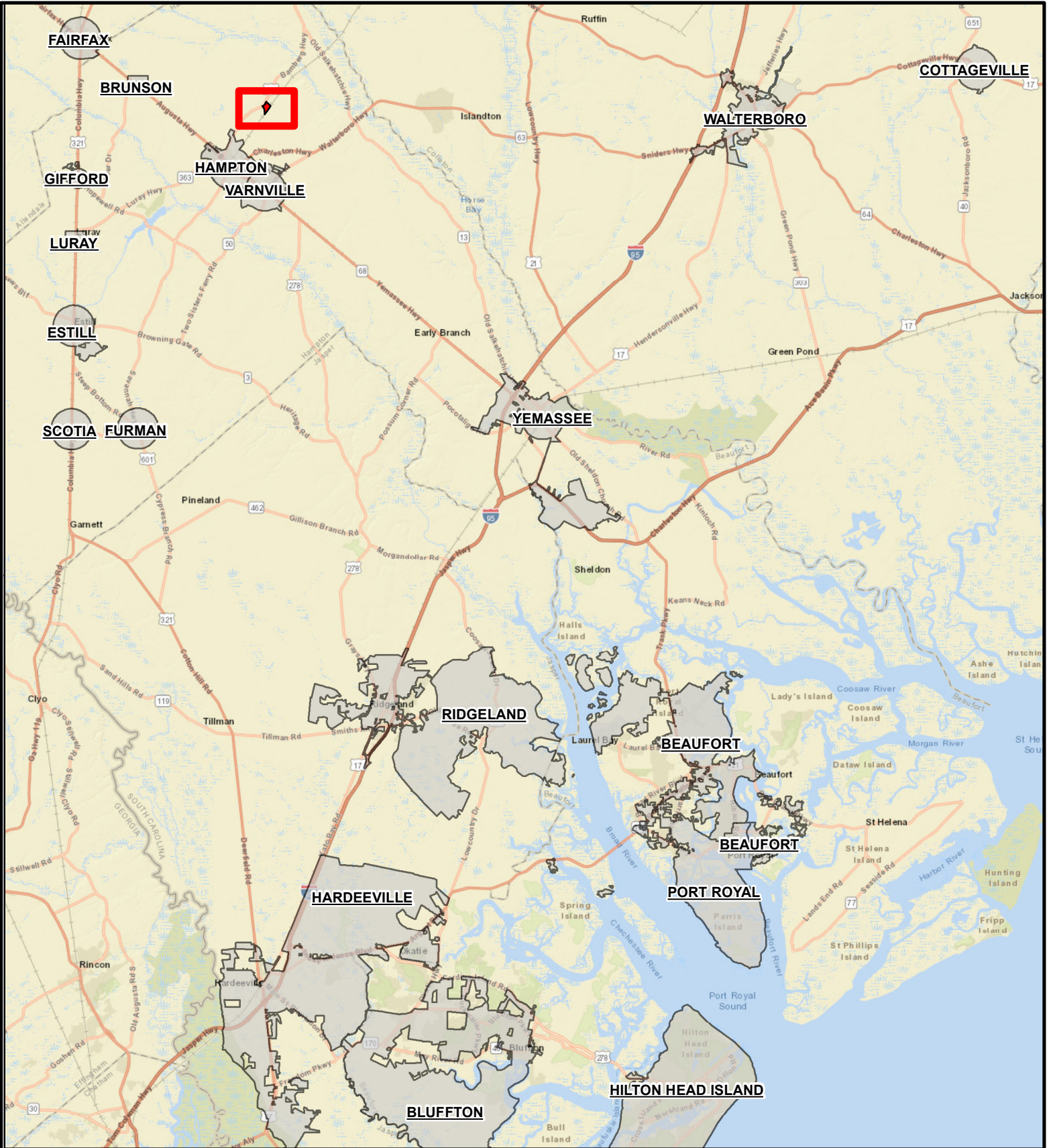
1. This is a joint listing with Brown Land + Plantation Advisors
2. This offering is subject to change or withdrawal without notice.

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.

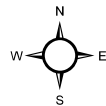


Crocketville East 70 (+/-) Acres – Property Highlights

- 70 +/- acres near Crocketville, SC in Hampton County
- 21.1 +/- acres of planted loblolly pine (2019)
- 42 +/- acres of planted longleaf pine (2018)
- 1,602 +/- feet of frontage on Hwy 601
- 5,781 +/- feet of frontage on Railway
- 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



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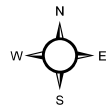
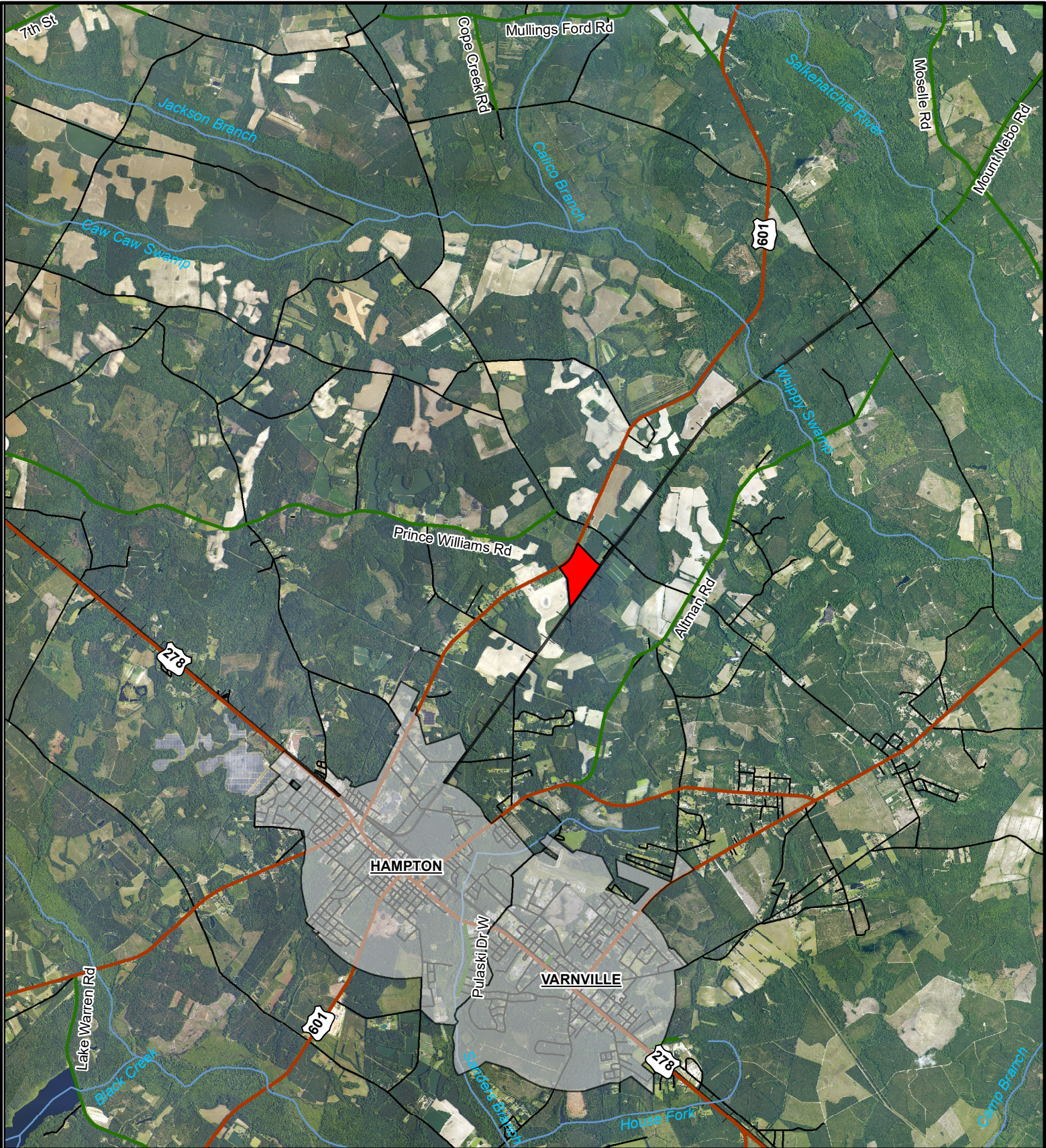


Legend

- SC Municipal Area
- 70 Acre Tract Location

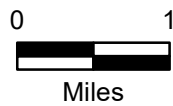


Location Map
70 Acre Tract
70.0 +/- GIS Acres
Hampton County, SC
Date: 2/10/2026

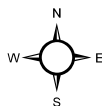
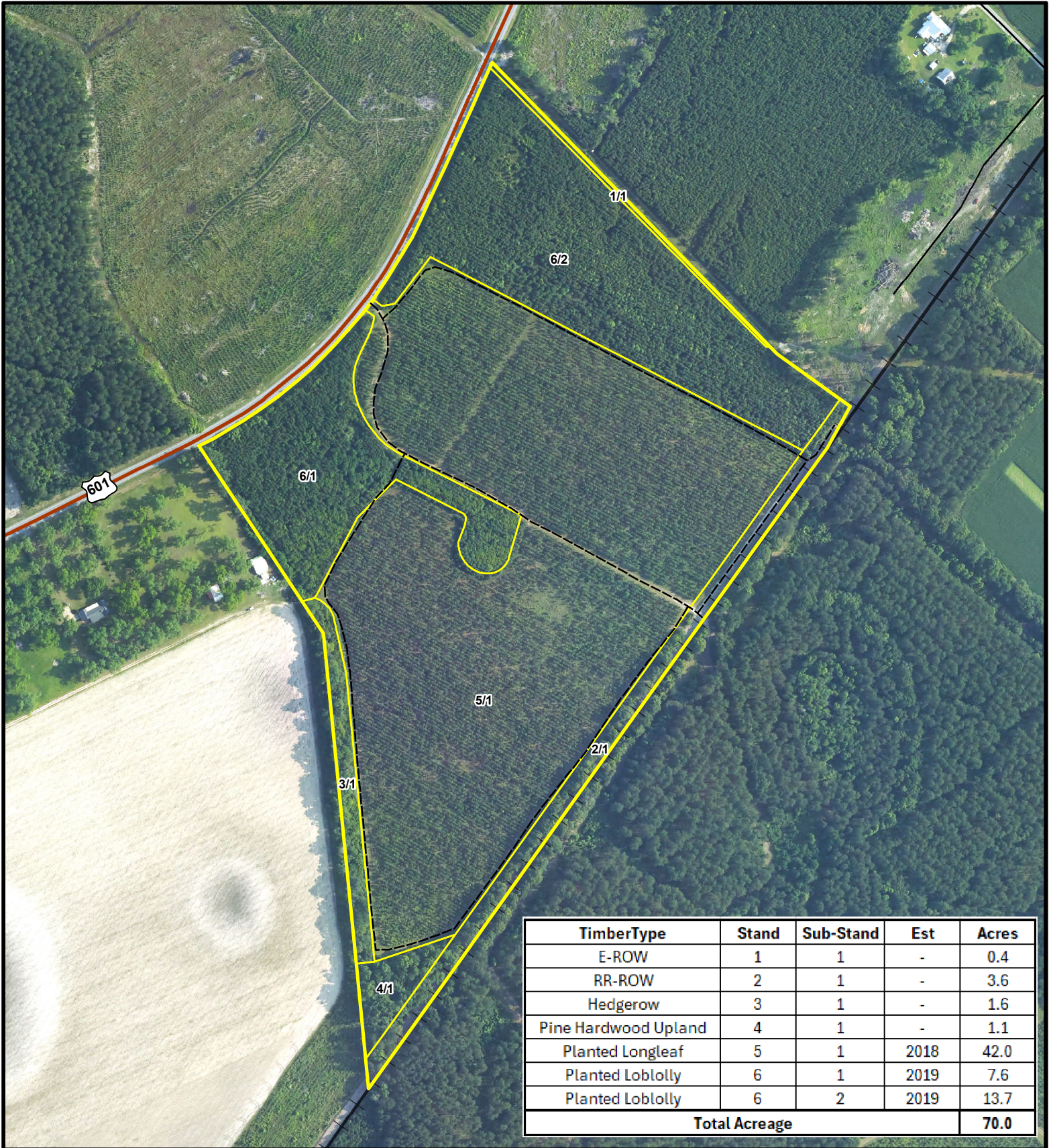


Legend

70 Acre Tract Location

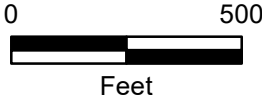


Location Map
 70 Acre Tract
 70.0 +/- GIS Acres
 Hampton County, SC
 Date: 2/10/2026
 2025 Aerial Imagery

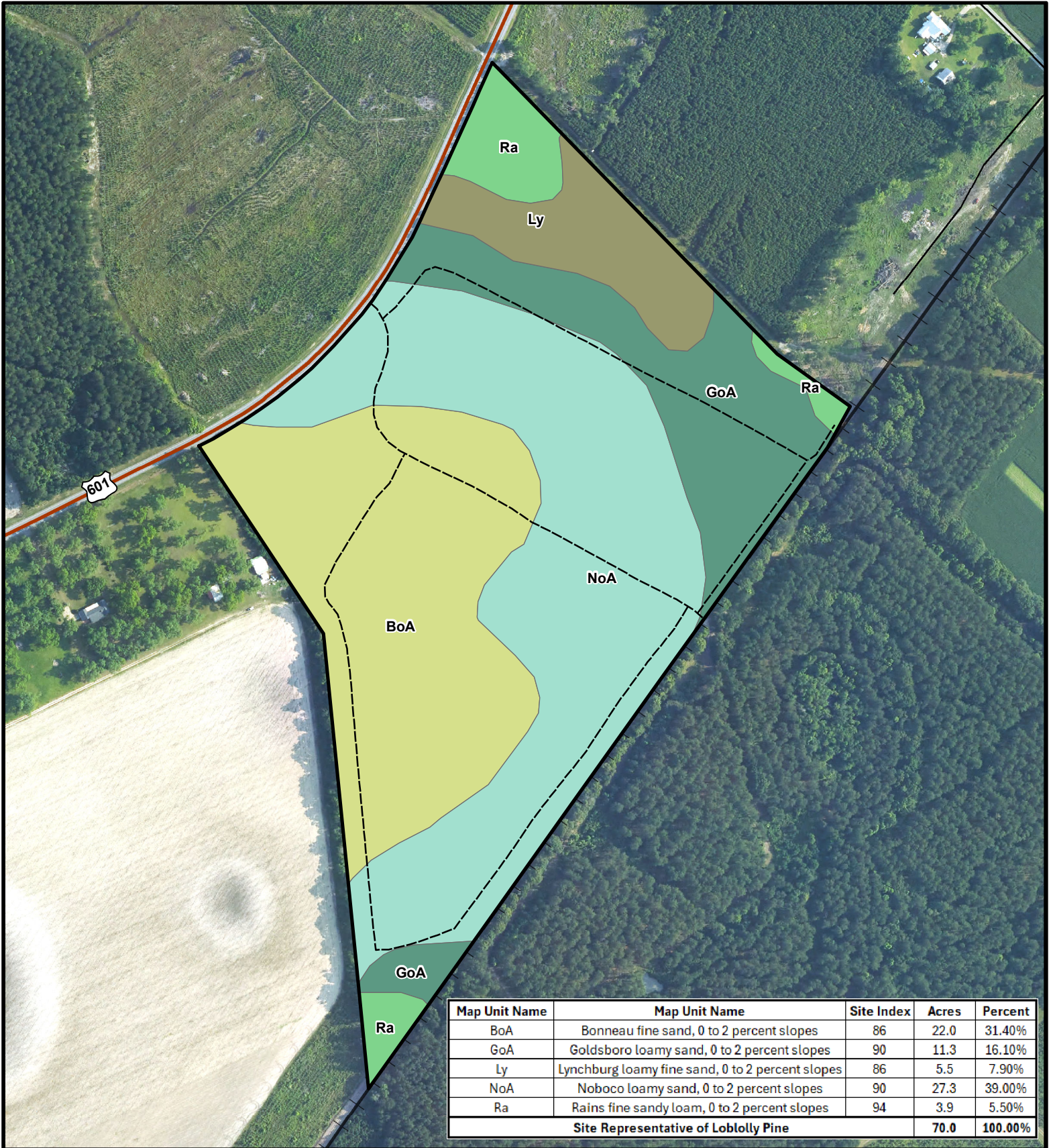


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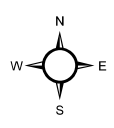
- Access Road
- Stand Delineation
- Boundary



Stand Map
 70.0 Acre Tract
 70.0 +/- GIS Acres
 Hampton County, SC
 Date: 2/10/2026
 2025 Aerial Imagery

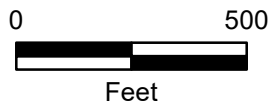


Map Unit Name	Map Unit Name	Site Index	Acres	Percent
BoA	Bonneau fine sand, 0 to 2 percent slopes	86	22.0	31.40%
GoA	Goldsboro loamy sand, 0 to 2 percent slopes	90	11.3	16.10%
Ly	Lynchburg loamy fine sand, 0 to 2 percent slopes	86	5.5	7.90%
NoA	Noboco loamy sand, 0 to 2 percent slopes	90	27.3	39.00%
Ra	Rains fine sandy loam, 0 to 2 percent slopes	94	3.9	5.50%
Site Representative of Loblolly Pine			70.0	100.00%



Legend

- Access Road
- ▭ Boundary



Soils Map
 70 Acre Tract
 70.0 +/- GIS Acres
 Hampton County, SC
 Date: 2/10/2026
 2025 Aerial Imagery