

Barton Pines

359.1 (+/-) GIS Acres

Allendale County, South Carolina

Beautiful Tree Farm Adjacent to the Headwaters of the Coosawhatchie River

Priced at \$2,152,804 (\$5,995/acre)*

**New survey to be provided by Seller. Final price will be
new survey acres multiplied by \$5,995.00 per acre*

There are no conservation easements on this property

For Showings

Bill Mixon (803) 842-4602 bill@wisebatten.com
Mary Beth Poston (803) 625-4256 marybeth@wisebatten.com

Additional Information may be seen at www.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.



Barton Pines Property Highlights

- This property is not encumbered by a conservation easement
- 359.1 +/- acre tract near Barton in Allendale County, South Carolina
- New survey to be provided by Sellers. The final price will be new survey acres multiplied by \$5,995.00 per acre
- Over 2 miles of road frontage along Pocotaligo Road
- Timber: Hardwood Bottomlands, merchantable and pre-merchantable planted loblolly pine, and merchantable planted longleaf pine.
- Pine Straw Lease: 128.24 (+/-) acres of the planted longleaf pine are currently subject to a pine straw lease with Georgia Pine Straw. Said lease pays \$275 per acre annually for a total of \$35,266.00. The lease term is from June 1, 2025 to May 31, 2026, and expires at the end of next year's lease term (May 31, 2027).
- Game rich area, excellent hunting opportunities for deer and turkey
- 7.9 (+/-) acres of wildlife food plot areas already established

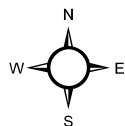
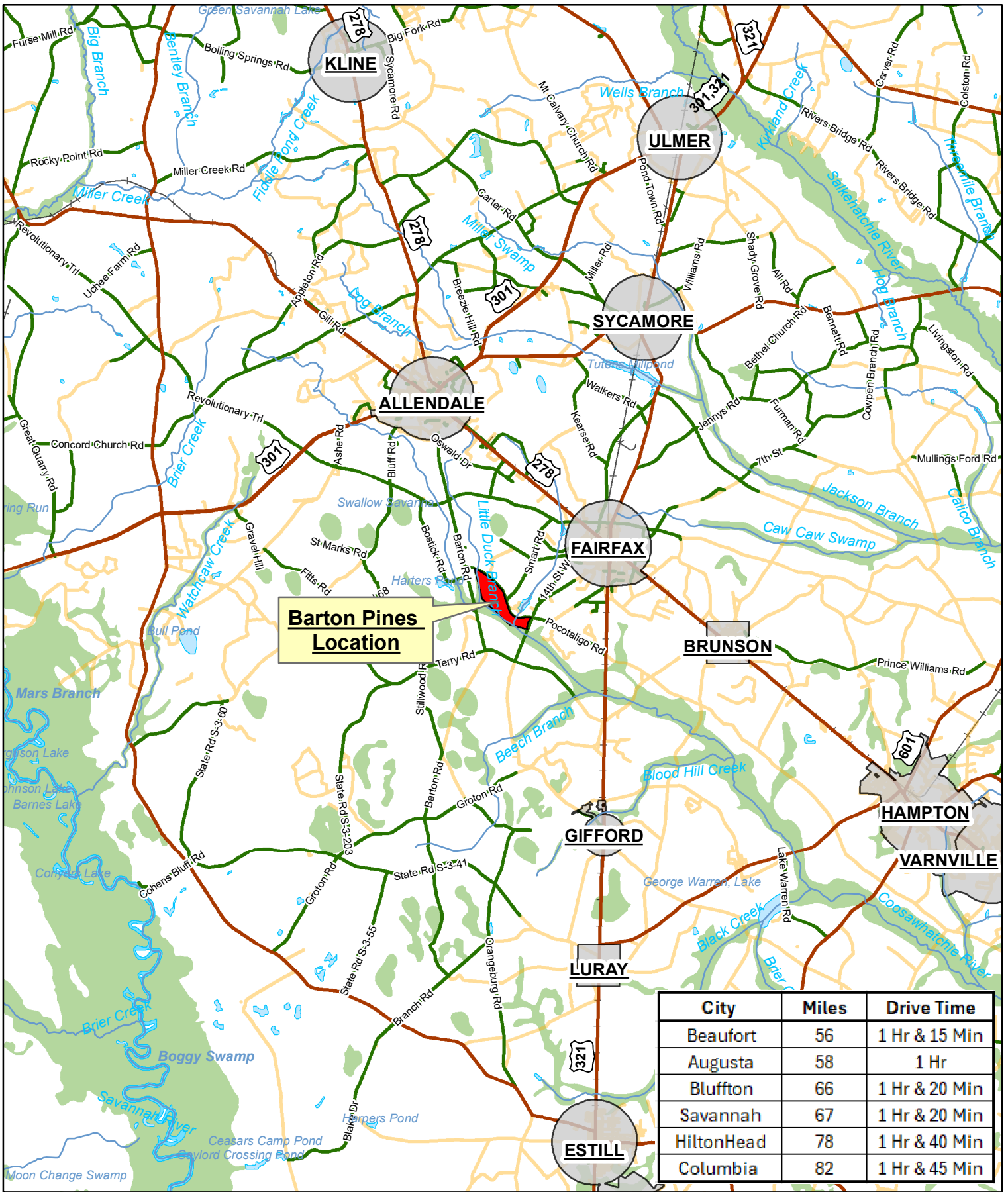


Exhibit A



Location Map
 Barton Pines
 359.1 +/- GIS Acres
 Allendale County, SC
 Date: 7/16/2025
 2023 Aerial Imagery

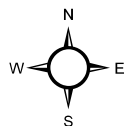
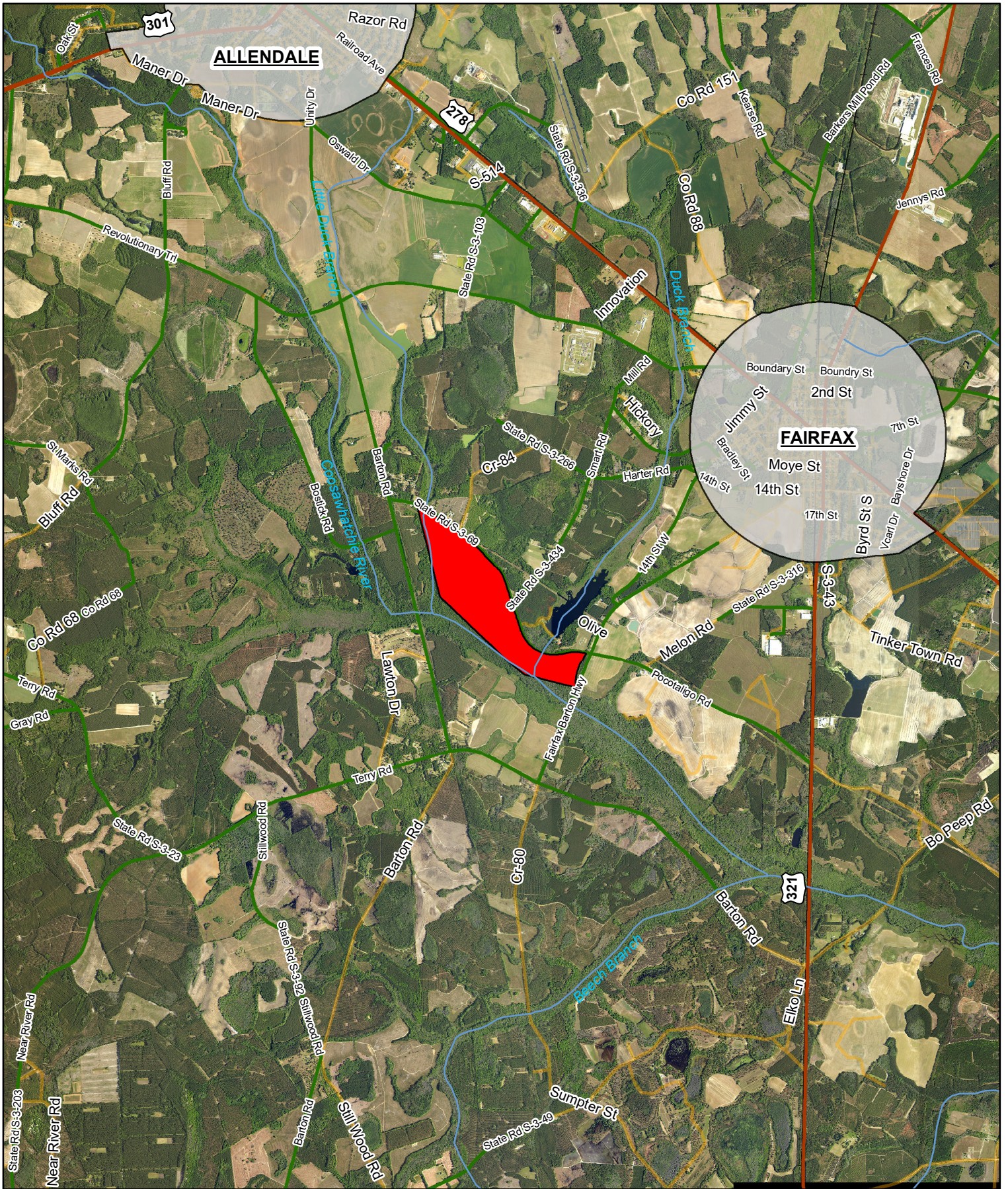


Exhibit A



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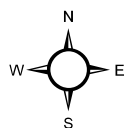
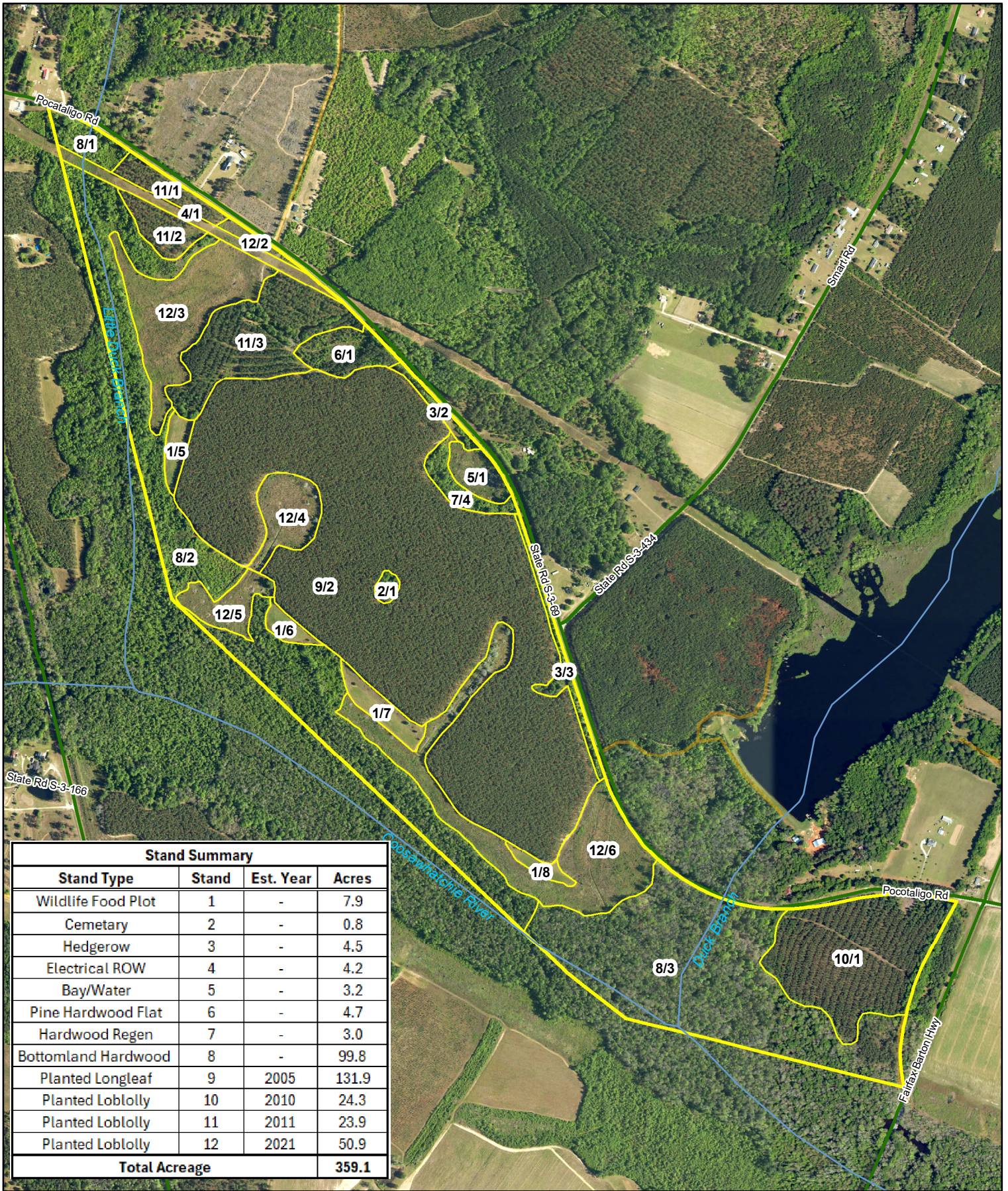
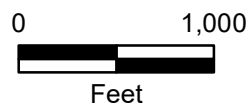
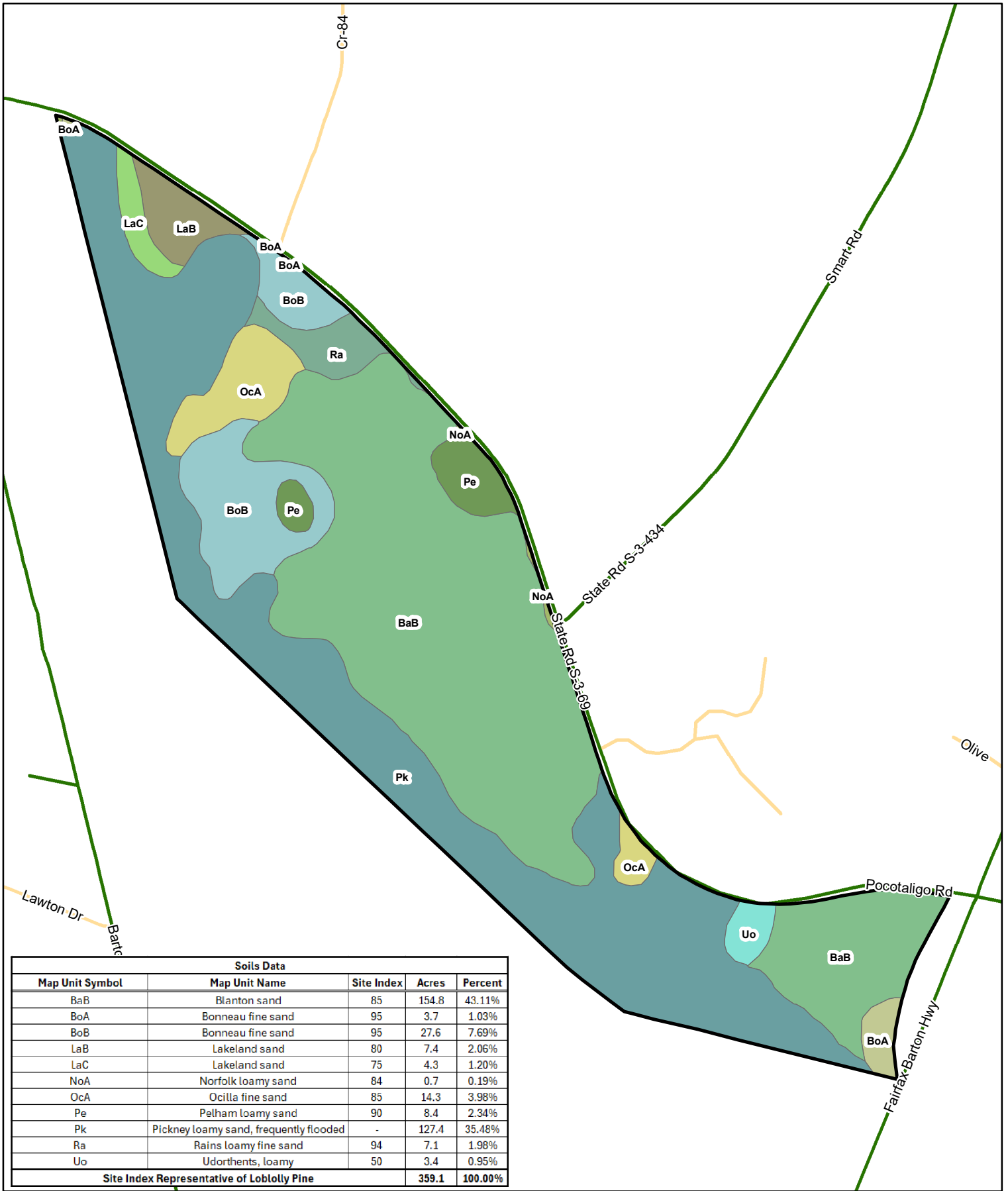


Exhibit A



Stand Map
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Soils Data				
Map Unit Symbol	Map Unit Name	Site Index	Acres	Percent
BaB	Blanton sand	85	154.8	43.11%
BoA	Bonneau fine sand	95	3.7	1.03%
BoB	Bonneau fine sand	95	27.6	7.69%
LaB	Lakeland sand	80	7.4	2.06%
LaC	Lakeland sand	75	4.3	1.20%
NoA	Norfolk loamy sand	84	0.7	0.19%
OcA	Ocilla fine sand	85	14.3	3.98%
Pe	Pelham loamy sand	90	8.4	2.34%
Pk	Pickney loamy sand, frequently flooded	-	127.4	35.48%
Ra	Rains loamy fine sand	94	7.1	1.98%
Uo	Udorthents, loamy	50	3.4	0.95%
Site Index Representative of Loblolly Pine			359.1	100.00%

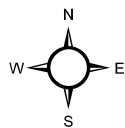
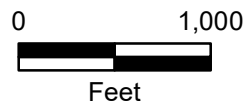


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