

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